89-18-06-130-510.000-030 | **ABNEY, PENNI M** | **332 SW 17TH ST** | **510, 1 Family Dwell - Platted Lot** | **WAYNE-294411 (029)/2944**

General Information

Parcel Number
89-18-06-130-510.000-030

Local Parcel Number
50-06-130-510.000-29

Tax ID:
029-03690-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294411-029
WAYNE-294411 (029)

Section/Plat
5006130

Location Address (1)
332 SW 17TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2024

Ownership

ABNEY, PENNI M
332 SW 17TH ST
RICHMOND, IN 47374

Legal

LOT 20 SUTTON PLACE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/18/2020	ABNEY, PENNI M	2020001267	TD	/	$56,000	I
09/14/2012	BROWN, KARL J & C	2012007817	SA	/	$0	I
05/25/2011	BROWN, CATHERINE	2011003788	WD	/	$0	I
01/20/2011	BROWN, CATHERINE	2011000460	TD	/	$0	I
01/01/1900	BROWN, CATHERINE	2011000460	TD	/	$0	I

Notes

10/22/2019 Misc: 2020 GENERAL REVALUATION

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$12,900	**Land**	**$12,900**	**$12,900**	**$12,900**	**$12,900**	**$12,900**
$12,900	Land Res (1)	$12,900	$12,900	$12,900	$12,900	$12,900
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$39,800	**Improvement**	**$39,800**	**$40,200**	**$38,600**	**$38,100**	**$36,300**
$39,800	Imp Res (1)	$39,800	$40,200	$38,600	$38,100	$36,300
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$52,700	**Total**	**$52,700**	**$53,100**	**$51,500**	**$51,000**	**$49,200**
$52,700	Total Res (1)	$52,700	$53,100	$51,500	$51,000	$49,200
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x140	1.03	$250	$258	$12,900	0%	100%	1.0000	$12,900

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.16
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.16
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$12,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$12,900**

Data Source External Only **Collector** 09/16/2019 ts **Appraiser** 10/22/2019 Garfield Seeley

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	768 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

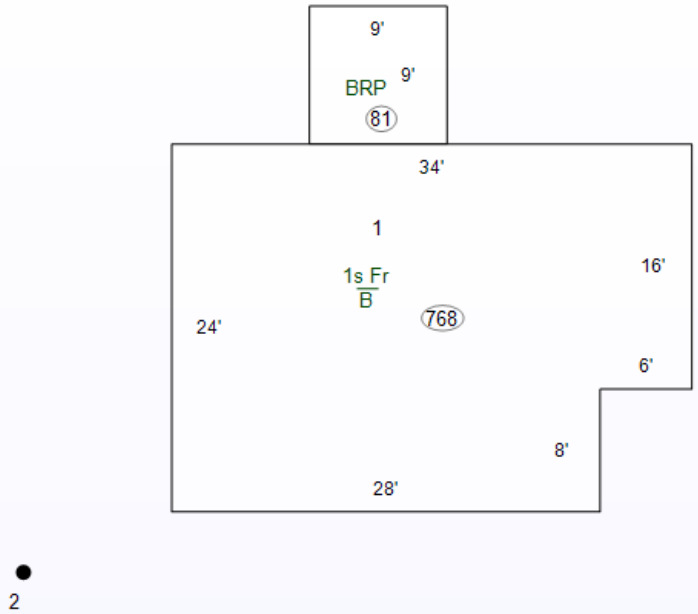
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Patio, Brick	81	$1,100



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	768	768	$66,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		768	0	$23,100	
Crawl					
Slab					
			Total Base		$89,700
Adjustments			**1 Row Type Adj. x 1.00**		$89,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$89,700
			Sub-Total, 1 Units		
Exterior Features (+)				$1,100	$90,800
Garages (+) 0 sqft				$0	$90,800
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.87
			Replacement Cost		$67,147

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D+1	1951	1951	72	A		0.87		1,536 sqft	$67,147	50%	$33,570	0%	100%	1.000	1.0000	$33,600
2: Detached Garage/Boat	100%	1	Wood Frame	D	1979	1979	44	A	$37.11	0.87	$25.83	16'x24'	$9,918	38%	$6,150	0%	100%	1.000	1.0000	$6,200

Total all pages $39,800 **Total this page** $39,800