General Information

Parcel Number
89-18-06-310-247.000-030

Local Parcel Number
50-06-310-247.000-29

Tax ID:
029-40159-00

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 294416-029
WAYNE-294416 (029)

Section/Plat
5006310

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

ROSS, RODNEY ALAN
605 SW 17TH ST
RICHMOND, IN 47374

Legal

LOT 10 PINE MANOR EST 1ST SUB DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/17/2015	ROSS, RODNEY ALA	2015006874	WD	/	$73,500	V
11/21/2013	TURNER, GARY V &	2013010188	WD	/	$85,000	I
01/01/1900	TURNER, GREGORY	2013010188	WD	/	$85,000	I

Notes

10/2/2019 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	☐	☐	☐	☐	☐
$13,100	**Land**	**$13,100**	**$13,100**	**$13,100**	**$13,100**	**$13,100**
$13,100	Land Res (1)	$13,100	$13,100	$13,100	$13,100	$13,100
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$69,100	**Improvement**	**$69,100**	**$69,900**	**$64,100**	**$64,700**	**$70,600**
$69,100	Imp Res (1)	$69,100	$69,900	$64,100	$64,700	$69,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$700
$82,200	**Total**	**$82,200**	**$83,000**	**$77,200**	**$77,800**	**$83,700**
$82,200	Total Res (1)	$82,200	$83,000	$77,200	$77,800	$83,000
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$700

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		56	56x138	0.97	$240	$233	$13,048	0%	100%	1.0000	$13,050

Data Source External Only **Collector** 08/13/2019 ts **Appraiser** 10/02/2019 Garfield Seeley

Land Computations

Calculated Acreage	0.18
Actual Frontage	56
Developer Discount	☐
Parcel Acreage	0.18
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	0.18
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	$13,100
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$13,100**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1650 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ 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	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

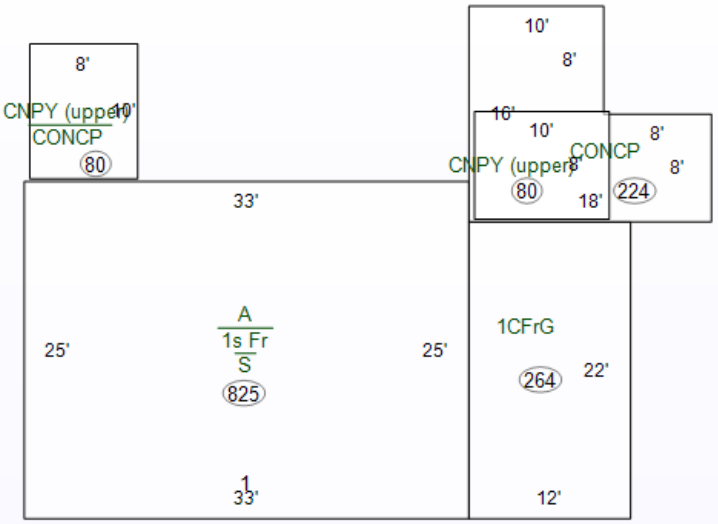
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	224	$1,300
Canopy, Shed Type	80	$600
Canopy, Shed Type	80	$600
Patio, Concrete	80	$500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	825	825	$69,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		825	825	$15,500	
Bsmt					
Crawl					
Slab		825	0	$0	
				Total Base	$85,200
Adjustments				**1 Row Type Adj. x 1.00**	$85,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				A:825 1:825	$4,400
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$89,600
				Sub-Total, 1 Units	
Exterior Features (+)				$3,000	$92,600
Garages (+) 264 sqft				$9,900	$102,500
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$75,799

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	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	1959	1995	28	G		0.87		1,650 sqft	$75,799	24%	$57,610	0%	100%	1.200	1.0000	$69,100