

89-18-06-310-311.000-030

GUENTHER, MITCHEL K

608 SW 17TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294416 (029)/2944

1/2

General Information

Parcel Number 89-18-06-310-311.000-030
Local Parcel Number 50-06-310-311.000-29

Tax ID: 029-18658-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

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) 608 SW 17TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

GUENTHER, MITCHEL K
608 SW 17TH ST
RICHMOND, IN 47374

Legal

LOT 22 PINE MANOR ESTATES 1ST SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 2011 and 1900.

Notes

9/25/2019 Misc: 2020 GENERAL REVALUATION

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-91 Legal Drain NV, 82-91 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$17,500.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1632 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	100	\$6,300
Patio, Concrete	176	\$1,300

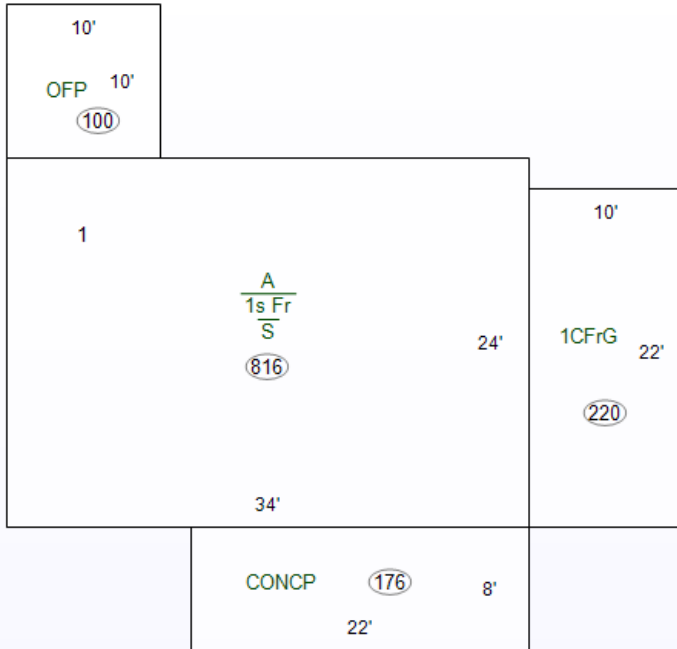
Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	816	816	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	816	816	\$20,100	
Bsmt				
Crawl				
Slab	816	0	\$0	
Total Base			\$110,700	

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$110,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	A:816 1:816 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$123,300

Sub-Total, 1 Units

Exterior Features (+)	\$7,600	\$130,900
Garages (+) 220 sqft	\$11,300	\$142,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$108,783

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	D+2	1959	1979	46	A			0.85		1,632 sqft	\$108,783	40%	\$65,270	0%	100%	1.270	1.000	100.00	0.00	0.00	\$82,900