

89-18-08-230-605.000-030

General Information

Parcel Number
89-18-08-230-605.000-030

Local Parcel Number
50-08-230-605.000-29

Tax ID:
029-45973-00

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 295379-029
WAYNE-295379 (029)

Section/Plat
5008230

Location Address (1)
1617 S 4TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

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 Tuesday, April 29, 2025

Review Group 2028

ATWELL, JESSICA

Ownership

ATWELL, JESSICA
1617 S 4TH ST
RICHMOND, IN 47374

Legal

LOT 678 BEALL



1617 S 4TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/18/2016	ATWELL, JESSICA	2016005631	QC	/		I
07/18/2016	ATWELL, JESSICA	2016005630	WD	/	\$33,000	I
12/27/2012	ROMAN RENTALS LL	2012010862	CT	/		I
08/16/2010	ROMAN RENTALS LL	2010005875	WD	/		I
03/04/2010	HITTLE, THOMAS S	2010001508	GD	/	\$48,000	I
01/01/1900	SOUTHERLAND, LUL	2010001508	GD	/	\$48,000	I

510, 1 Family Dwell - Platted Lot

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$6,000	Land	\$6,000	\$5,100	\$4,400	\$4,400	\$4,400
\$6,000	Land Res (1)	\$6,000	\$5,100	\$4,400	\$4,400	\$4,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$58,100	Improvement	\$58,100	\$50,000	\$46,600	\$45,400	\$41,100
\$58,100	Imp Res (1)	\$58,100	\$50,000	\$46,600	\$45,400	\$41,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$64,100	Total	\$64,100	\$55,100	\$51,000	\$49,800	\$45,500
\$64,100	Total Res (1)	\$64,100	\$55,100	\$51,000	\$49,800	\$45,500
\$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 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		41	41x160	1.03	\$141	\$145	\$5,945	0%	1.0000	100.00	0.00	0.00	\$5,950

WAYNE-295379 (029)/2953 1/2

Notes

1/3/2024 Misc: 2024 GENERAL REVAUATION
10/23/2019 Misc: 2020 GENERAL REVAL

Land Computations

Calculated Acreage	0.15
Actual Frontage	41
Developer Discount	☐
Parcel Acreage	0.15
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	0.15
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$6,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1044 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	240	\$1,900
Porch, Open Frame	60	\$4,300

Plumbing

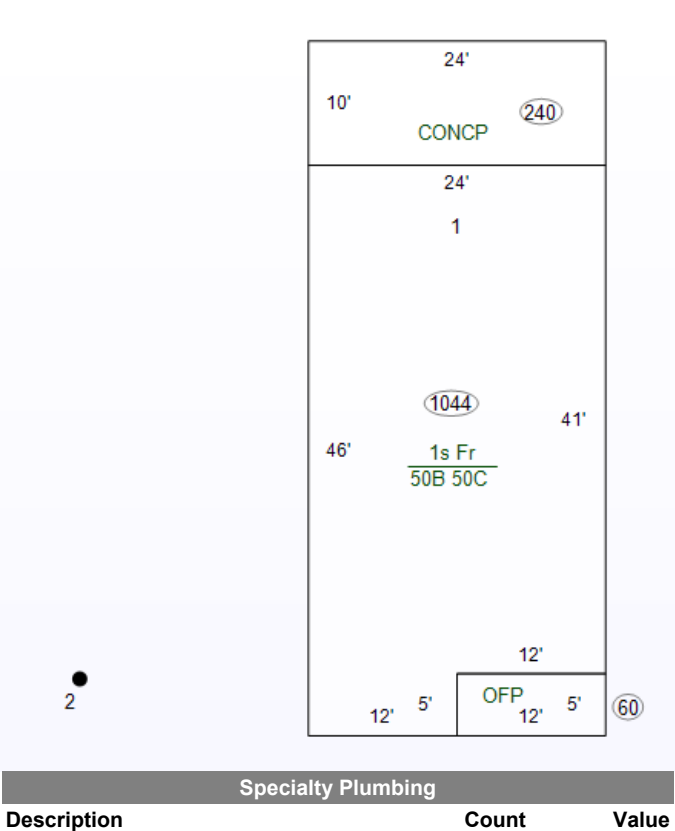
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1044	1044	\$108,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		522	0	\$24,700
Crawl		522	0	\$5,900
Slab				
Total Base				\$139,000
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1044
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$147,300
Sub-Total, 1 Units				
Exterior Features (+)				\$6,200
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.85
Replacement Cost				\$110,904

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff 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+1	1956	1956	69	A		0.85		1,566 sqft	\$110,904	47%	\$58,780	0%	100%	0.900	1.000	100.00	0.00	0.00	\$52,900
2: Detached Garage/Boat H	1	Wood Fr	D	1956	1956	69	F	\$44.13	0.85	\$30.01	20'x24'	\$14,404	60%	\$5,760	0%	100%	0.900	1.000	100.00	0.00	0.00	\$5,200