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: 2023

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 Monday, May 1, 2023
Review Group 2024

Ownership

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

Legal

LOT 678 BEALL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/18/2016	ATWELL, JESSICA	2016005631	QC	/	$0	I
07/18/2016	ATWELL, JESSICA	2016005630	WD	/	$33,000	I
12/27/2012	ROMAN RENTALS LL	2012010862	CT	/	$0	I
08/16/2010	ROMAN RENTALS LL	2010005875	WD	/	$0	I
03/04/2010	HITTLE, THOMAS S	2010001508	GD	/	$48,000	I
01/01/1900	SOUTHERLAND, LUL	2010001508	GD	/	$48,000	I

Notes

10/23/2019 Misc: 2020 GENERAL REVAL

11/4/2016 : 2017 SALES DISCLOSURE F/C: CHANGE EFP TO CONCP AND EFP TO OFP, REMOVE CAR SHED PER TOWNSHIP ASSESSOR 10/27/16

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	☐	☐	☐	☐	☐
$4,400	**Land**	**$4,400**	**$4,400**	**$4,400**	**$4,400**	**$4,400**
$4,400	Land Res (1)	$4,400	$4,400	$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
$46,600	**Improvement**	**$46,600**	**$45,400**	**$41,100**	**$41,100**	**$41,800**
$46,600	Imp Res (1)	$46,600	$45,400	$41,100	$41,100	$41,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$51,000	**Total**	**$51,000**	**$49,800**	**$45,500**	**$45,500**	**$46,200**
$51,000	Total Res (1)	$51,000	$49,800	$45,500	$45,500	$46,200
$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 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		41	41x160	1.03	$105	$108	$4,428	0%	100%	1.0000	$4,430

Data Source External Only **Collector** 09/26/2019 ts **Appraiser** 10/23/2019 Gavin Wicks

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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$4,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$4,400**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1044 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	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

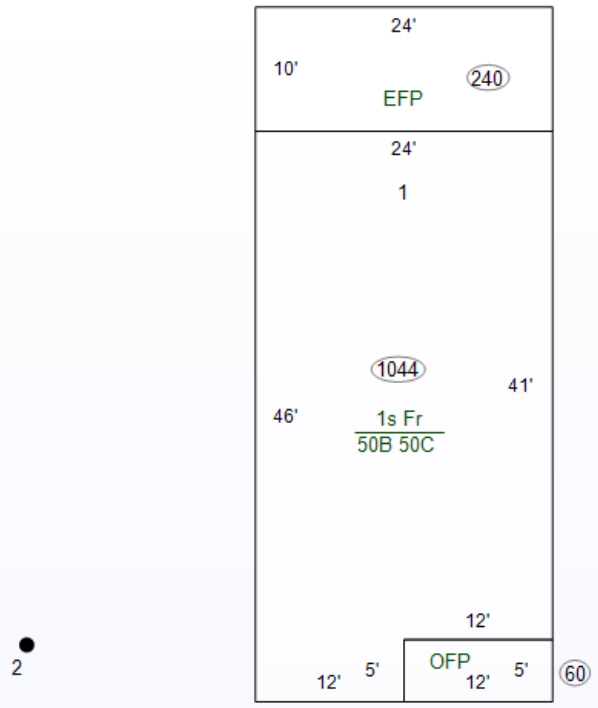
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	240	$12,100
Porch, Open Frame	60	$3,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1044	1044	$82,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		522	0	$19,200	
Crawl		522	0	$4,600	
Slab					
			Total Base		$106,600
Adjustments			**1 Row Type Adj. x 1.00**		$106,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:1044	$2,900
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$114,000
				Sub-Total, 1 Units	
Exterior Features (+)				$15,500	$129,500
Garages (+) 0 sqft				$0	$129,500
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$95,765

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	1956	1956	67	A		0.87		1,566 sqft	$95,765	47%	$50,760	0%	100%	0.860	1.0000	$43,700
2: Detached Garage/Boat	100%	1	Wood Frame	D	1956	1956	67	P	$33.35	0.87	$23.21	20'x24'	$11,142	70%	$3,340	0%	100%	0.860	1.0000	$2,900