

89-16-31-330-707.000-030

General Information

Parcel Number
89-16-31-330-707.000-030

Local Parcel Number
46-31-330-707.000-29

Tax ID:
029-99271-00

Routing Number
4631330-116

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 294236-029
WAYNE-294236 (029)

Section/Plat
4631330

Location Address (1)
21 NW 16TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

KATES, KRISTEN L

Ownership

KATES, KRISTEN L
21 NW 16TH ST
RICHMOND, IN 47374

Legal

LOT 232 E HTS

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	☐	☐	☐	☐	☐
\$11,500	Land	\$11,500	\$9,800	\$8,600	\$8,600	\$8,600
\$11,500	Land Res (1)	\$11,500	\$9,800	\$8,600	\$8,600	\$8,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$64,300	Improvement	\$64,300	\$55,400	\$48,600	\$48,200	\$44,300
\$64,300	Imp Res (1)	\$64,300	\$55,400	\$48,600	\$48,200	\$44,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$75,800	Total	\$75,800	\$65,200	\$57,200	\$56,800	\$52,900
\$75,800	Total Res (1)	\$75,800	\$65,200	\$57,200	\$56,800	\$52,900
\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		40	40x138	1.02	\$282	\$288	\$11,520	0%	1.0000	100.00	0.00	0.00	\$11,520

21 NW 16TH ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/24/2020	KATES, KRISTEN L	2020007756	WD	/	\$52,000	V
09/24/2020	MIRACLE, DONNA JO	2020007755	SA	/		I
10/22/2015	SUTHERLAND, NAO	2015008858	QC	/		I
10/15/2015	MIRACLE, DONNA &	2015008674	TD	/		I
02/11/2014	NONIE TRUST, DONN	2014000865	QC	/		I
01/01/1900	SUTHERLAND, R D &	2014000865	QC	/		I

Res

WAYNE-294236 (029)/2942

Notes

11/2/2021 Misc: 2022 GENERAL REVALUATION

11/5/2020 Misc: 2021 SALES REVIEW

Land Computations

Calculated Acreage	0.13
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.13
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	0.13
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	\$11,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,500

Data Source
Aerial

Collector
10/12/2021 rc

Appraiser
11/02/2021 lp

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

814 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

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

☒Asphalt

☐Slate

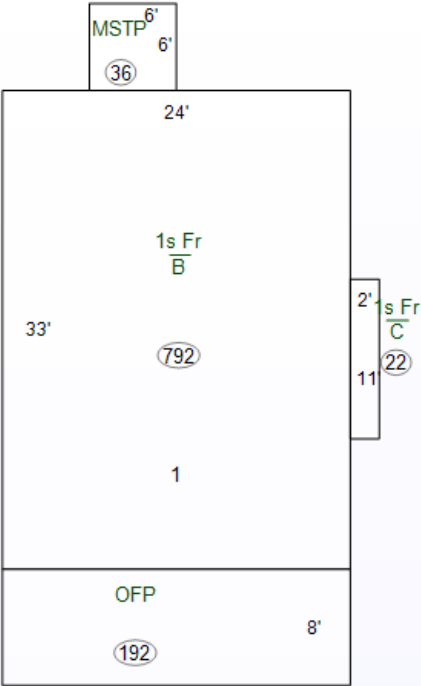
☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Stoop, Masonry	36	\$1,800
Porch, Open Frame	192	\$10,100



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	814	814	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		792	0	\$30,600	
Crawl		22	0	\$3,200	
Slab					
				Total Base	\$124,400
Adjustments				1 Row Type Adj. x 1.00	\$124,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:814	\$5,000
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$129,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,900	\$141,300
Garages (+) 0 sqft				\$0	\$141,300
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.85	
				Replacement Cost	\$108,095

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	1926	1926	99	A			0.85		1,606 sqft	\$108,095	50%	\$54,050	0%	100%	1.190	1.000	100.00	0.00	0.00	\$64,300