

89-16-31-430-511.000-030

POWELL, ERIC S

16 NW 10TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-430-511.000-030
Local Parcel Number 46-31-430-511.000-29

Tax ID: 029-12609-00

Routing Number 4631430-133

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 294243-029
WAYNE-294243 (029)

Section/Plat 4631430

Location Address (1)
16 NW 10TH ST
RICHMOND, IN 47374

Zoning

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 2030

Ownership

POWELL, ERIC S
16 NW 10TH ST
RICHMOND, IN 47374

Legal

LOT 159 PEACOCK 2ND 20.625 FT OFF ENT S
SIDE LOT 158 PEACOCK 2ND



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 09/30/2020 to 01/01/1900.

Notes

11/22/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 Legal Drain NV, 82 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 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector 11/03/2021 jf

Appraiser 11/22/2021 lp

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 1 1/2 |
| Style | N/A |
| Finished Area | 1865 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-------------------|------|----------|
| Porch, Open Frame | 190 | \$10,100 |
| Stoop, Masonry | 30 | \$1,800 |

Plumbing

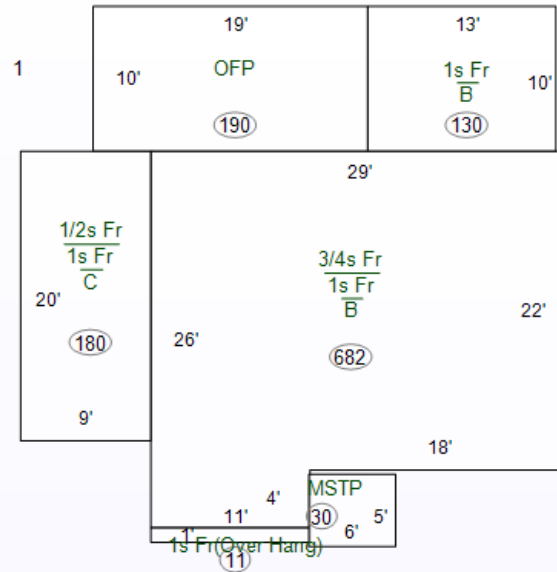
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 5 | 10 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



2

Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1003 | 1003 | \$105,300 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 180 | 180 | \$14,900 | |
| 3/4 | 1Fr | 682 | 682 | \$36,900 | |
| Attic | | | | | |
| Bsmt | | 812 | 0 | \$30,600 | |
| Crawl | | 180 | 0 | \$3,700 | |
| Slab | | | | | |

Total Base \$191,400

Adjustments 1 Row Type Adj. x 1.00 \$191,400

| | |
|------------------|--------------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | MS:1 MO:1 \$4,500 |
| No Heating (-) | \$0 |
| A/C (+) | 3/4:682 1:1003 1/2:180 \$4,900 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 \$4,000 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$204,800

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$11,900 | \$216,700 |
| Garages (+) 0 sqft | \$0 | \$216,700 |
| Quality and Design Factor (Grade) | 0.90 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$165,776 |

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 1/2 | Wood Fr | D+2 | 1947 | 1958 | 67 | G | | 0.85 | | 2,677 sqft | \$165,776 | 42% | \$96,150 | 0% | 100% | 1.180 | 1.000 | 100.00 | 0.00 | 0.00 | \$113,500 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1947 | 1947 | 78 | A | \$39.83 | 0.85 | \$37.45 | 25'x27' | \$25,281 | 45% | \$13,900 | 0% | 100% | 1.180 | 1.000 | 100.00 | 0.00 | 0.00 | \$16,400 |