

89-16-33-140-106.000-030

BAXIN, JOSE BELLI & JUDITH C

805 N 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296274 (029)/2962

1/2

General Information

Parcel Number 89-16-33-140-106.000-030
Local Parcel Number 46-33-140-106.000-29
Tax ID: 029-12951-00
Routing Number

Ownership

BAXIN, JOSE BELLI & JUDITH CAIXB
805 N 16TH ST
RICHMOND, IN 47374

Legal

3RD ADDN LOT 56 AM

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/01/2023 to 01/01/1900.

Notes

9/18/2024 Misc: 2025 GENERAL REVAUATION
10/29/2020 Misc: 2021 GENERAL REVAL

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 296274-029 WAYNE-296274 (029)
Section/Plat 4633140
Location Address (1) 805 N 16TH ST RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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. Row shows data for F, F, 40, 40x140, 1.03, \$101, \$104, \$4,160, 0%, 1.0000, 100.00, 0.00, 0.00, \$4,160.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/06/2024 js

Appraiser 09/18/2024 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include 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 (\$4,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1184 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
Wood Deck	40	\$1,700
Canopy, Roof Extension	40	\$1,000
Porch, Open Masonry	96	\$6,700
Wood Deck	120	\$3,300
Canopy, Roof Extension	120	\$1,900

Plumbing

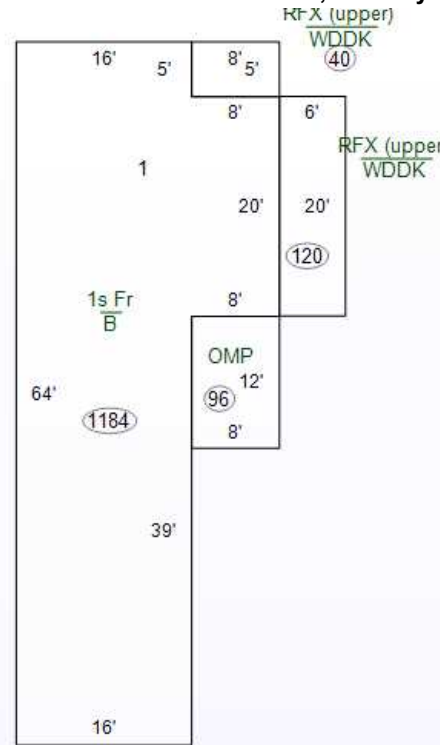
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1184	1184	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1184	0	\$38,600	
Crawl				
Slab				

Total Base	\$154,800
Adjustments	1 Row Type Adj. x 1.00
Totals	\$154,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$154,800
Sub-Total, 1 Units	\$154,800
Exterior Features (+)	\$14,600
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$122,392

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	1985	1985	40	A		0.85		2,368 sqft	\$122,392	34%	\$80,780	0%	100%	0.920	1.000	100.00	0.00	0.00	\$74,300