

89-16-33-320-105.000-030

ROCKWELL PROPERTY MANAG

514 N 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-320-105.000-030
Local Parcel Number 46-33-320-105.000-29
Tax ID: 029-06250-00
Routing Number

Ownership

ROCKWELL PROPERTY MANAGEME
PO BOX 10
CENTERVILLE, IN 47330

Legal

20 FT S SIDE LOT 627 E S 15 FT N SIDE LOT 628
E S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/22/2024 to 01/01/1900.

Notes

9/4/2024 Misc: 2025 GENERAL REVALUATION
10/30/2020 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 295272-029 WAYNE-295272 (029)
Section/Plat 4633320
Location Address (1) 514 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 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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, 35, 35x180, 1.00, \$134, \$134, \$4,690, 0%, 1.0000, 100.00, 0.00, 0.00, \$4,690.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High
Public Utilities ERA All
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 jb

Appraiser 09/04/2024 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (35), 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 (\$4,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,700).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1190 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
Porch, Open Frame	132	\$7,500
Wood Deck	128	\$3,300

**Plumbing**

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

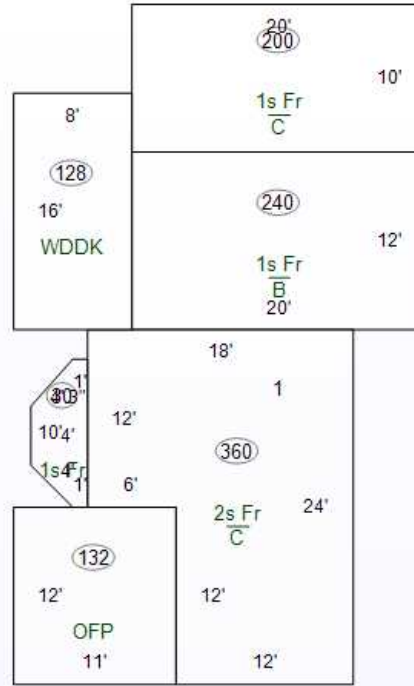
**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	830	830	\$90,600	
2 1Fr	360	360	\$27,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	240	0	\$19,000	
Crawl	560	0	\$6,000	
Slab				

**Total Base** \$143,400

**Adjustments** 1 Row Type Adj. x 1.00 \$143,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:830 2:360 \$5,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$149,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,800	\$160,100
Garages (+) 0 sqft	\$0	\$160,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$115,672

**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	2	Wood Fr	D+1	1900	1900	125 A		0.85		1,430 sqft	\$115,672	50%	\$57,840	20%	100%	0.800	1.000	100.00	0.00	0.00	\$37,000
2: Detached Garage/Boat H	1	Concrete	D	1950	1950	75 P	\$48.36	0.85	\$32.88	20'x21'	\$13,812	75%	\$3,450	0%	100%	0.800	1.000	100.00	0.00	0.00	\$2,800