

89-16-33-410-413.000-030

ABRAMS, BRANDY NICHOLE

505 N 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296274 (029)/2962

1/2

General Information

Parcel Number 89-16-33-410-413.000-030
Local Parcel Number 46-33-410-413.000-29
Tax ID: 029-03393-00
Routing Number

Ownership

ABRAMS, BRANDY NICHOLE
% DAVID L FERGUSON
505 N 16TH ST
RICHMOND, IN 47374

Legal

24 FT S S LOT 52 T W (CONTRACT: DAVID L FERGUSON 2-24-17 2017001533)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/24/2017 to 01/01/1900.

Notes

9/18/2024 Misc: 2025 GENERAL REVALUATION
11/3/2020 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 4633410
Location Address (1) 505 N 16TH ST RICHMOND, IN 47374

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

Table with columns: 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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography High
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, 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.

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/06/2024 js

Appraiser 09/18/2024 Nexus

Total Value \$2,400

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1552 sqft
<b>Make</b>	

**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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	160	\$8,300

**Plumbing**

	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

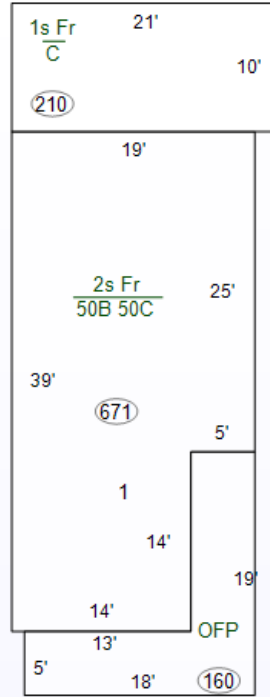
**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	881	881	\$94,800	
2 1Fr	671	671	\$41,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	336	0	\$20,200	
Crawl	546	0	\$6,000	
Slab				

**Total Base** \$162,700

**Adjustments 1 Row Type Adj. x 1.00** \$162,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$165,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,300	\$174,200
Garages (+) 0 sqft	\$0	\$174,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

**Replacement Cost** \$125,860

**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	1888	1888	137	F		0.85		1,888 sqft	\$125,860	65%	\$44,050	0%	100%	0.920	1.000	100.00	0.00	0.00	\$40,500
2: Utility Shed	1	SV	D	1955	1955	70	A		0.85		10'x16'		65%		0%	100%	0.920	1.000	100.00	0.00	0.00	\$0