

89-16-33-410-414.000-030

FOX, KEVIN M

507 N 16TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296274 (029)/2962

1/2

General Information

Parcel Number 89-16-33-410-414.000-030
Local Parcel Number 46-33-410-414.000-29

Tax ID: 029-18006-00

Routing Number

Property Class 520
2 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 296274-029
WAYNE-296274 (029)

Section/Plat 4633410

Location Address (1)
507 N 16TH ST
RICHMOND, IN 47374

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

Ownership

FOX, KEVIN M
313 N 4TH ST
RICHMOND, IN 47374

Legal

26 FT N SIDE LOT 52 T W

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/10/2018 to 01/01/1900.

Notes

9/18/2024 Misc: 2025 GENERAL REVAUATION
10/28/2020 Misc: 2021 GENERAL REVAL



Res

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.

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 External Only

Collector 08/06/2024 js

Appraiser 09/18/2024 Nexus

Total Value \$2,600

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1420 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 | 120 | \$3,300 |
| Porch, Enclosed Frame | 60 | \$6,300 |
| Porch, Enclosed Frame | 189 | \$13,800 |

Plumbing

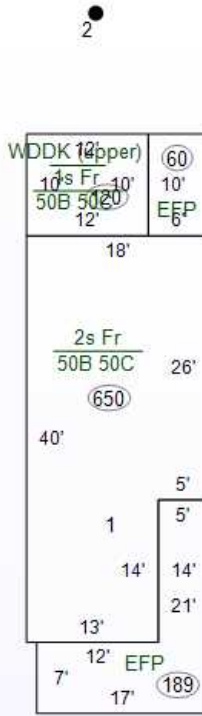
| | # | TF |
|----------------------|----|----|
| Full Bath | 3 | 9 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 2 | 2 |
| Water Heaters | 2 | 2 |
| Add Fixtures | -4 | -4 |
| Total | 3 | 9 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 2 |
| Dining Rooms | 2 |
| Family Rooms | 0 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 770 | 770 | \$86,500 | |
| 2 | 1Fr | 650 | 650 | \$40,900 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 385 | 0 | \$21,100 | |
| Crawl | | 385 | 0 | \$4,900 | |
| Slab | | | | | |

Total Base \$153,400

Adjustments 1 Row Type Adj. x 1.00 \$153,400

| | | |
|------------------|-------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | C:1 | \$8,800 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 9 - 10 = -1 x \$0 | (\$800) |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$161,400

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$23,400 | \$184,800 |
| Garages (+) 0 sqft | \$0 | \$184,800 |
| Quality and Design Factor (Grade) | | 0.85 |
| Location Multiplier | | 0.85 |

Replacement Cost \$133,518

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 | 2 | Wood Fr | D+1 | 1888 | 1888 | 137 | F | | 0.85 | | | 1,805 sqft | \$133,518 | 65% | \$46,730 | 35% | 100% | 0.920 | 1.000 | 100.00 | 0.00 | 0.00 | \$27,900 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | D | 1960 | 1960 | 65 | F | | \$55.64 | 0.85 | \$37.84 | 14'x20' | \$10,594 | 60% | \$4,240 | 0% | 100% | 0.920 | 1.000 | 100.00 | 0.00 | 0.00 | \$3,900 |