

89-16-33-410-503.000-030

K & R HOOSIER INVESTMENTS

423 N 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952 1/2

General Information

Parcel Number 89-16-33-410-503.000-030
Local Parcel Number 46-33-410-503.000-29

Tax ID: 029-18079-00

Routing Number

Property Class 510 RENTAL
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 295273-029 WAYNE-295273 (029)

Section/Plat 4633410

Location Address (1) 423 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

K & R HOOSIER INVESTMENTS LLC
5951 COOK RD
RICHMOND, IN 47374

Legal

27 FT N SIDE LOT 49 T W



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$4,300, \$23,300, \$27,600, \$23,700).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/09/2019 and 01/01/1900.

Notes

1/2/2025 Appeal: 2024: APPEAL SETTLED, NO CHANGE PER EMAIL 12/30/2024
9/18/2024 Misc: 2025 GENERAL REVAUATION
11/3/2020 Misc: 2021 GENERAL REVAL

Res

Land Computations

Table with columns: Land Computations (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) and values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1158 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	48	\$4,300
Porch, Open Frame	70	\$5,300
Porch, Enclosed Frame	128	\$10,600

Plumbing

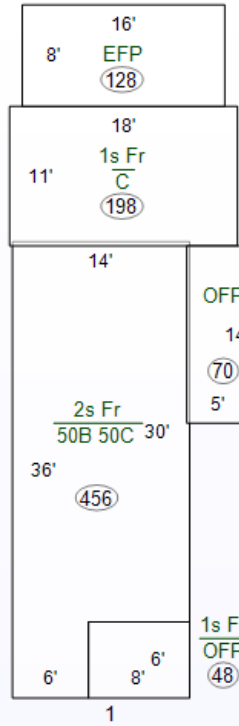
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	654	654	\$76,600	
2	1Fr	504	504	\$34,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		228	0	\$18,500	
Crawl		426	0	\$5,300	
Slab					

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$135,100
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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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$135,100
Sub-Total, 1 Units	\$135,100
Exterior Features (+)	\$20,200
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$112,204

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	P			0.85		1,386 sqft	\$112,204	75%	\$28,050	0%	100%	0.830	1.000	100.00	0.00	0.00	\$23,300