

89-18-03-110-707.000-030

NIXON, ARCHIE W & TRACY L

2516 S A ST

510, 1 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-110-707.000-030
Local Parcel Number 50-03-110-707.000-29

Tax ID: 029-15528-00

Routing Number 5003110-085

Property Class 510
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 294337-029
WAYNE-294337 (029)

Section/Plat 5003110

Location Address (1)
2516 S A ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

NIXON, ARCHIE W & TRACY L
2516 S A ST
RICHMOND, IN 47374

Legal

LOT 39 PARKWAY HILLS 2ND



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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

11/4/2024 Misc: 2025 GENERAL REVAUATION
10/12/2018 Misc: 2019 GENERAL REVAUATION

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 08/27/2024 js

Appraiser 11/04/2024 lp

Total Value \$21,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1360 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
Canopy, Roof Extension	56	\$1,000
Stoop, Masonry	70	\$2,700
Porch, Open Masonry	323	\$15,500
Patio, Concrete	204	\$1,500

Plumbing

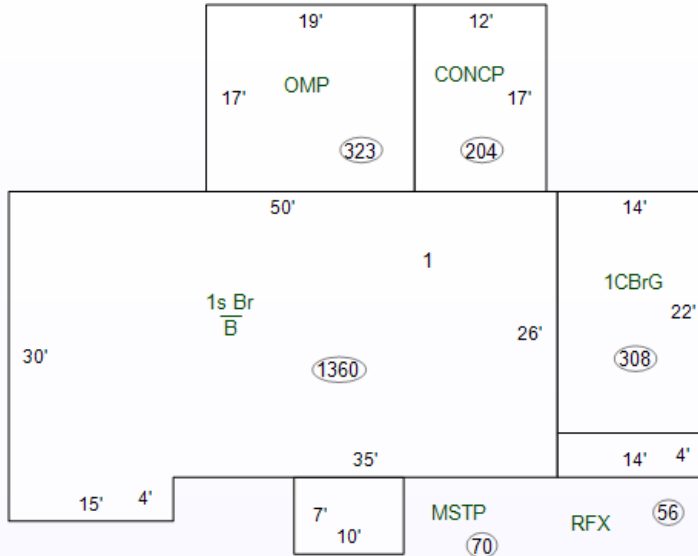
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1360	1360	\$139,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1360	0	\$42,400	
Crawl					
Slab					

Total Base \$182,100

Adjustments 1 Row Type Adj. x 1.00 \$182,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:800	\$8,500
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1360	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$202,100

Sub-Total, 1 Units

Exterior Features (+)	\$20,700	\$222,800
Garages (+) 308 sqft	\$15,200	\$238,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$202,300

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	Brick	C	1956	1956	69	A		0.85		2,720 sqft	\$202,300	42%	\$117,330	0%	100%	1.260	1.000	100.00	0.00	0.00	\$147,800