

89-18-04-120-104.000-030

WOODRING, SHERI M

40 S 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-04-120-104.000-030
Local Parcel Number 50-04-120-104.000-29

Tax ID: 029-40112-00

Routing Number 5004120-156

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 295392-029
WAYNE-295392 (029)

Section/Plat 5004120

Location Address (1)
40 S 16TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

WOODRING, SHERI M
40 S 16TH ST
RICHMOND, IN 47374

Legal

N 1/2 LOT 31 M & P



Transfer of Ownership

Date 01/01/1900 Owner WOODRING, SHERI Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/19/2024 Misc: 2025 GENERAL REVAUATION
10/1/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED

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, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

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 (e.g., 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 Value.

Data Source External Only

Collector 08/06/2024 js

Appraiser 09/19/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1632 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	112	\$6,300
Porch, Enclosed Frame	105	\$9,400

Plumbing

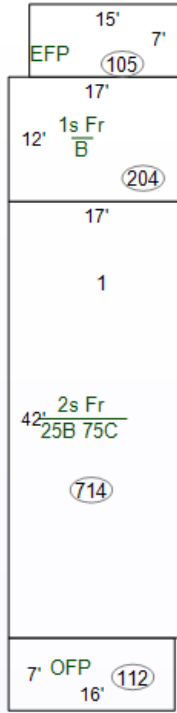
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	918	918	\$99,000	
2	1Fr	714	714	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		382	0	\$21,100	
Crawl		536	0	\$5,900	
Slab					

Total Base \$169,200

Adjustments 1 Row Type Adj. x 1.00 \$169,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:918 2:714	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$181,200

Sub-Total, 1 Units

Exterior Features (+)	\$15,700	\$196,900
Garages (+) 0 sqft	\$0	\$196,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$150,629

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+2	1883	1950	75	F			0.85		2,014 sqft	\$150,629	65%	\$52,720	5%	100%	0.930	1.000	100.00	0.00	0.00	\$46,600