

89-18-04-120-807.000-030

NEWMAN, RINA

120 S 16TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295392 (029)/2953

1/2

General Information

Parcel Number 89-18-04-120-807.000-030
Local Parcel Number 50-04-120-807.000-29

Ownership

NEWMAN, RINA
120 S 16TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/07/2016 and 01/01/1900.

Notes

8/6/2024 Misc: 2025 GENERAL REVAUATION
10/1/2018 Misc: 2019 GENERAL REVALUATION - 520 GR D++, EFF YR 1955, COND F / DET GAR COND P

Tax ID: 029-02899-00

Legal

LOT 2 F H G

Routing Number 5004120-140

Property Class 520
2 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 295392-029 WAYNE-295392 (029)
Section/Plat 5004120
Location Address (2) 120 S 16TH ST RICHMOND, IN 47374

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total 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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
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.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2032 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	42	\$1,700
Porch, Open Frame	218	\$10,900
Porch, Enclosed Frame	54	\$6,300

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

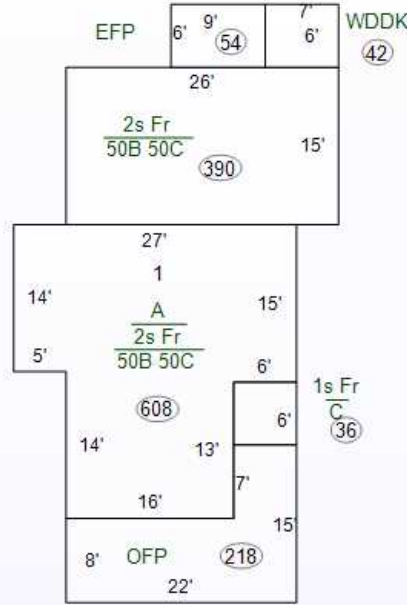
Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1034	1034	\$106,900	
2	1Fr	998	998	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic		608	0	\$6,500	
Bsmt		499	0	\$24,100	
Crawl		535	0	\$5,900	
Slab					

Total Base \$195,400

Adjustments 1 Row Type Adj. x 1.00 \$195,400

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 (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$204,200

Sub-Total, 1 Units

Exterior Features (+)	\$18,900	\$223,100
Garages (+) 0 sqft	\$0	\$223,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$170,672

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+2	1875	1955	70 A		0.85		3,139 sqft	\$170,672	47%	\$90,460	0%	100%	0.930	1.000	50.00	50.00	0.00	\$84,100
2: Detached Garage/Boat H	1	Wood Fr	D	1875	1875	150 P	\$55.64	0.85	\$37.84	18'x18'	\$12,259	75%	\$3,060	0%	100%	0.930	1.000	100.00	0.00	0.00	\$2,800