

89-18-04-140-106.000-030

HAND, HENRIETTA V & JOSHUA

300 S 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-04-140-106.000-030
Local Parcel Number 50-04-140-106.000-29

Tax ID: 029-05453-00

Routing Number 5004140-161

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 294389-029 WAYNE-294389 (029)
Section/Plat 5004140
Location Address (1) 300 S 16TH ST RICHMOND, IN 47374

Ownership

HAND, HENRIETTA V & JOSHUA
300 S 16TH ST
RICHMOND, IN 47374

Legal

M & P ADDN LOT 89 BLK 7 M & P ADDN N 1/2 LOT 90 BLK 7



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains two rows of ownership transfer data.

Notes

8/7/2024 Misc: 2025 GENERAL REVAUATION
10/19/2018 Misc: 2019 GENERAL REVALUATION

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. Shows valuation data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 1' X 132', CI 1' 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. Shows land data for parcel F.

Zoning

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. Lists land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 04/12/2024 js

Appraiser 08/07/2024 Nexus

Total Value \$18,200

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2646 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Masonry	280	\$14,200

Plumbing

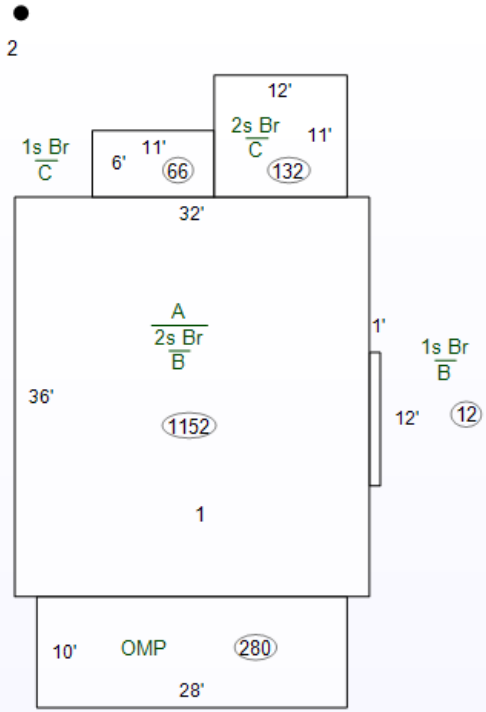
#	TF
Full Bath	1 3
Half Bath	3 6
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	6 11

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1362	1362	\$139,700	
2	7	1284	1284	\$73,500	
3					
4					
1/4					
1/2					
3/4					
Attic		1152	0	\$9,000	
Bsmt		1164	0	\$38,600	
Crawl		198	0	\$3,800	
Slab					

Total Base \$264,600

Adjustments 1 Row Type Adj. x 1.00 \$264,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$6,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	2:1284 1:1362	\$7,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$290,600

Sub-Total, 1 Units

Exterior Features (+) \$14,200 \$304,800

Garages (+) 0 sqft \$0 \$304,800

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.85

Replacement Cost \$284,988

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	Brick	C+2	1910	1910	115 A		0.85		4,962 sqft	\$284,988	45%	\$156,740	0%	100%	1.050	1.000	100.00	0.00	0.00	\$164,600
2: Detached Garage/Boat H	1	Concrete	D	1910	1910	115 F	\$38.30	0.85	\$26.04	23'x32'	\$19,168	65%	\$6,710	0%	100%	1.050	1.000	100.00	0.00	0.00	\$7,000