

89-18-04-140-803.000-030

BROCKMAN, NATHAN

408 S 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-04-140-803.000-030
Local Parcel Number 50-04-140-803.000-29

Tax ID: 029-05691-00

Routing Number 5004140-170

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)
408 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

BROCKMAN, NATHAN
408 S 16TH ST
RICHMOND, IN 47374

Legal

M & P ADDN LOT 113 BLK 8



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 05/08/2023 to 01/01/1900.

Notes

8/7/2024 Misc: 2025 GENERAL REVAUATION

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

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

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 1' X 132', Cl 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.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 04/12/2024 js

Appraiser 08/07/2024 Nexus

Total Value \$11,600

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 2
 Style N/A
 Finished Area 1586 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 Masonry	192	\$10,500
Porch, Enclosed Frame	98	\$9,400

Plumbing

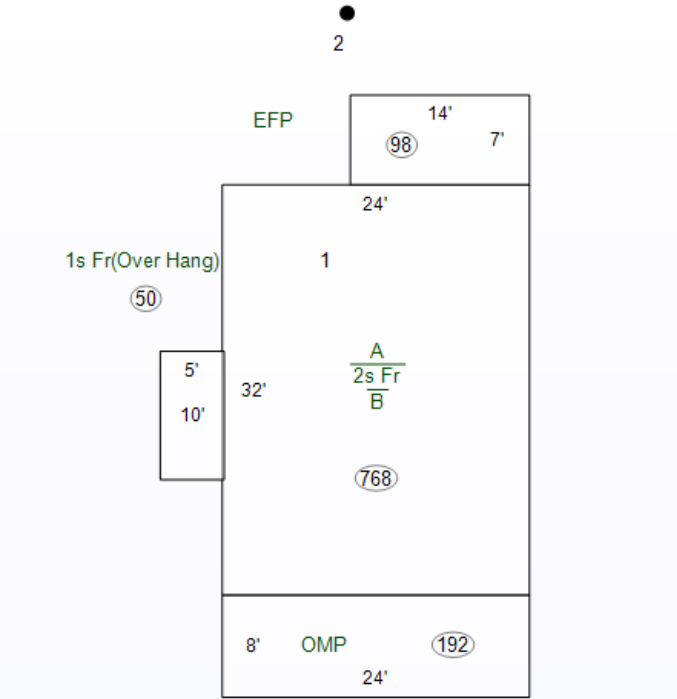
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	818	818	\$90,600	
2	1Fr	768	768	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic		768	0	\$7,500	
Bsmt		768	0	\$30,100	
Crawl					
Slab					

Total Base \$172,900

Adjustments 1 Row Type Adj. x 1.00 \$172,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	2:768 1:818 \$6,700
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 (+) \$19,900 \$201,100

Garages (+) 0 sqft \$0 \$201,100

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$179,482

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	C+1	1928	1960	65	A		0.85		3,122 sqft	\$179,482	42%	\$104,100	0%	100%	1.050	1.000	100.00	0.00	0.00	\$109,300
2: Detached Garage/Boat H	1	Wood Fr	C	1928	1928	97	A	\$48.82	0.85	\$41.50	20'x20'	\$16,599	45%	\$9,130	0%	100%	1.050	1.000	100.00	0.00	0.00	\$9,600