

89-18-04-140-804.000-030

BENNETT, CHLOE D

412 S 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943 1/2

General Information

Parcel Number 89-18-04-140-804.000-030
Local Parcel Number 50-04-140-804.000-29

Tax ID: 029-50239-00

Routing Number 5004140-171

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)
412 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

BENNETT, CHLOE D
412 S 16TH ST
RICHMOND, IN 47374

Legal

MENDENHALL & PRICE LOT 114 BLK 8



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/26/2021 to 01/01/1900.

Notes

8/7/2024 Misc: 2025 GENERAL REVAUATION
10/15/2018 Misc: 2019 GENERAL REVALUATION: CHANGE GRAGE ON DETGAR

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, Improvement, Total. Rows show valuation data for years 2022-2025.

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. 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.

Data Source External Only

Collector 04/22/2024 js

Appraiser 08/07/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1965 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 Frame	192	\$10,100

Plumbing

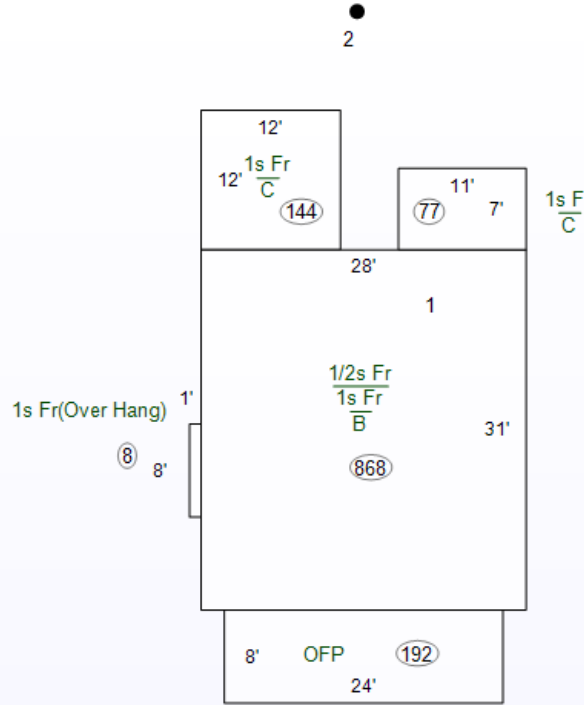
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1097	1097	\$111,500	
2					
3					
4					
1/4					
1/2	1Fr	868	868	\$38,100	
3/4					
Attic					
Bsmt		868	0	\$32,100	
Crawl		221	0	\$4,000	
Slab					

Total Base	\$185,700
Adjustments	1 Row Type Adj. x 1.00
Total	\$185,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1097 1/2:868 \$5,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$195,300
Sub-Total, 1 Units	
Exterior Features (+)	\$10,100 \$205,400
Garages (+) 0 sqft	\$0 \$205,400
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$174,590

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 1/2	Wood Fr	C	1930	1985	40 A		0.85		2,833 sqft	\$174,590	28%	\$125,700	0%	100%	1.050	1.000	100.00	0.00	0.00	\$132,000
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95 A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	1.050	1.000	100.00	0.00	0.00	\$5,100