89-18-04-230-501.000-030 | **BEAMAN, PAUL D & NANCY E** | **301 S 16TH ST** | **510, 1 Family Dwell - Platted Lot** | **WAYNE-293370 (029)/2933**

General Information

Parcel Number
89-18-04-230-501.000-030

Local Parcel Number
50-04-230-501.000-29

Tax ID:
029-42698-00

Routing Number
5004230-005

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 293370-029
WAYNE-293370 (029)

Section/Plat
5004230

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2025

Ownership

BEAMAN, PAUL D & NANCY E
301 S 16TH ST
RICHMOND, IN 47374

Legal

LOT 8 REEVESTON 21 1/2 FT N S LOT 9 REEVESTON

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/28/2019	BEAMAN, PAUL D &	2019003921	WD	/	$215,000	V
12/15/2017	BALLMAN, MARK & B	2017009963	WD	/	$180,000	V
04/04/2017	FREEMAN-BURCH, J	2017002638	WD	/	$100,000	I
06/04/2008	EDWARDS, FRANCIS	2008005033	WD	/	$116,000	I
01/01/1900	REDDINGTON, WILLA	2008005033	WD	/	$116,000	I

Notes

11/6/2019 Misc: 2020-REMOVED TWO CONCP, ADJUSTED SIZE OF BRP, OFP, CHANGED EFF YEAR, ADDED FINISH TO BSMNT, AND ADDED A FULL BATH AND A SHED PER F/C

10/8/2018 Misc: 2019 GENERAL REVALUATION - SFD CONSTR STN

3/6/2018 Misc: eff year 1975 per nexus

11/16/2017 Misc: 2018 CORRECTIONS F/C - SFD 1782 SQ FT / BSMNT 891 SQ FT / CRAWL 891 SQ FT / ADD BRP 315 SQ FT / CONCP 180 SQ FT / CONCP 220 SQ FT PER WAYNE TOWNSHIP ASSESSOR

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$41,200	**Land**	**$41,200**	**$41,200**	**$41,200**	**$41,200**	**$41,200**
$41,200	Land Res (1)	$41,200	$41,200	$41,200	$41,200	$41,200
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$159,100	**Improvement**	**$159,100**	**$160,900**	**$145,100**	**$148,800**	**$124,900**
$157,900	Imp Res (1)	$157,900	$159,700	$144,000	$147,700	$124,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$1,200	Imp Non Res (3)	$1,200	$1,200	$1,100	$1,100	$0
$200,300	**Total**	**$200,300**	**$202,100**	**$186,300**	**$190,000**	**$166,100**
$199,100	Total Res (1)	$199,100	$200,900	$185,200	$188,900	$166,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$1,200	Total Non Res (3)	$1,200	$1,200	$1,100	$1,100	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		99	99x144	1.04	$400	$416	$41,184	0%	100%	1.0000	$41,180

Land Computations

Calculated Acreage	0.33
Actual Frontage	99
Developer Discount	☐
Parcel Acreage	0.33
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.33
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$41,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$41,200**

Data Source External Only **Collector** 08/27/2018 ts **Appraiser** 10/08/2018 tw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2227 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

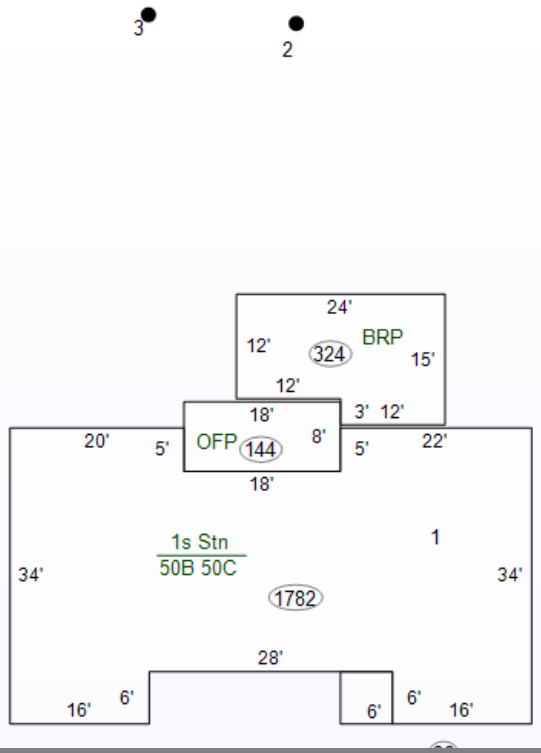
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	144	$6,400
Porch, Open Frame	36	$2,700
Patio, Brick	324	$4,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	8	1782	1782	$126,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		891	445	$40,900	
Crawl		891	0	$5,600	
Slab					
			Total Base		$173,400
Adjustments			**1 Row Type Adj. x 1.00**		$173,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:1782	$4,100
No Elec (-)					$0
Plumbing (+ / -)				10 – 5 = 5 x $800	$4,000
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$186,000
				Sub-Total, 1 Units	
Exterior Features (+)				$13,300	$199,300
Garages (+) 0 sqft				$0	$199,300
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$182,061

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Stone	C+1	1940	1985	38	A		0.87		2,673 sqft	$182,061	28%	$131,080	0%	100%	1.130	1.0000	$148,100
2: Detached Garage/Boat	100%	1	Wood Frame	C	1940	1940	83	A	$31.48	0.87	$27.39	24'x24'	$15,775	45%	$8,680	0%	100%	1.130	1.0000	$9,800
3: Utility Shed	0%	1		C	1940	1940	83	A	$20.94	0.87	$18.22	12'x14'	$3,061	65%	$1,070	0%	100%	1.130	1.0000	$1,200

Total all pages $159,100 **Total this page** $159,100