

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

1/2

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

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

8/7/2024 Misc: 2025 GENERAL REVAUATION

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

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

Property Class 510
1 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 293370-029
WAYNE-293370 (029)

Section/Plat
5004230

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

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$55,200	Land	\$55,200	\$46,900	\$41,200	\$41,200	\$41,200
\$55,200	Land Res (1)	\$55,200	\$46,900	\$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
\$215,300	Improvement	\$215,300	\$181,700	\$159,100	\$160,900	\$145,100
\$215,300	Imp Res (1)	\$215,300	\$181,700	\$157,900	\$159,700	\$144,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$1,200	\$1,200	\$1,100
\$270,500	Total	\$270,500	\$228,600	\$200,300	\$202,100	\$186,300
\$270,500	Total Res (1)	\$270,500	\$228,600	\$199,100	\$200,900	\$185,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$1,200	\$1,200	\$1,100

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

Zoning	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
	F	F		99	99x144	1.04	\$537	\$558	\$55,242	0%	1.0000	100.00	0.00	0.00	\$55,240

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 Tuesday, April 29, 2025
Review Group 2029

Data Source External Only Collector 04/12/2024 js Appraiser 08/07/2024 Nexus

Land Computations

Calculated Acreage	0.33
Actual Frontage	99
Developer Discount	<input type="checkbox"/>
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 / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$55,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$55,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2227 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 Frame	144	\$8,300
Porch, Open Frame	36	\$3,400
Patio, Brick	324	\$5,500

Plumbing

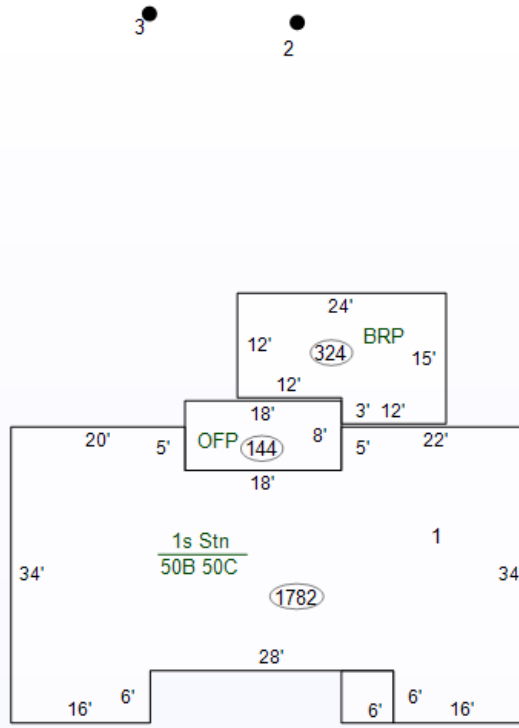
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	8	1782	1782	\$168,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		891	445	\$52,900	
Crawl		891	0	\$7,200	
Slab					

Total Base				\$228,300
Adjustments	1 Row Type Adj. x 1.00			\$228,300

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		\$5,400
No Elec (-)				\$0
Plumbing (+ / -)		10 - 5 = 5 x \$800		\$4,000
Spec Plumb (+)				\$0
Elevator (+)				\$0

Sub-Total, One Unit				\$242,200
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Sub-Total, 1 Units				\$242,200
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Exterior Features (+)		\$17,200		\$259,400
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Garages (+) 0 sqft		\$0		\$259,400
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Quality and Design Factor (Grade)				1.05
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Location Multiplier				0.85
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Replacement Cost				\$231,515
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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	Stone	C+1	1940	1985	40	A		0.85		2,673 sqft	\$231,515	28%	\$166,690	0%	100%	1.210	1.000	100.00	0.00	0.00	\$201,700
2: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	0%	100%	1.210	1.000	100.00	0.00	0.00	\$13,600
3: Utility Shed	1	SV	C	1940	1940	85	A		0.85		12'x14'		65%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0