

89-18-04-320-103.000-030

DICKSON, CHRISTOPHER L & K

508 S 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-04-320-103.000-030
Local Parcel Number 50-04-320-103.000-29

Tax ID: 029-05939-00

Routing Number 5004320-007

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 5004320

Location Address (1)
508 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 2027

Ownership

DICKSON, CHRISTOPHER L & KARE
508 S 16TH ST
RICHMOND, IN 47374

Legal

LOT 107 BROWNS SOUTH LAND



Transfer of Ownership

Date 01/01/1900 Owner DICKSON, CHRISTOP Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/30/2022 Misc: 2023 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 12/15/2022 jh

Appraiser 12/30/2022 Nexus

Total Value \$11,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2240 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
Canopy, Shed Type	192	\$1,600
Porch, Open Frame	224	\$10,900

Plumbing

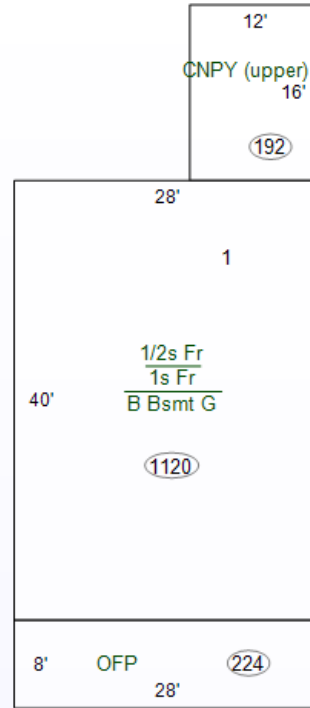
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
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	1120	1120	\$113,100	
2					
3					
4					
1/4					
1/2	1Fr	1120	1120	\$43,800	
3/4					
Attic					
Bsmt		1120	0	\$37,500	
Crawl					
Slab					

Total Base \$194,400

Adjustments 1 Row Type Adj. x 1.00 \$194,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1120 1/2:1120 \$5,300
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$205,800

Sub-Total, 1 Units

Exterior Features (+)	\$12,500	\$218,300
Garages (+) 200 sqft	\$3,500	\$221,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$188,530

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1936	1975	50	A			0.85		3,360 sqft	\$188,530	35%	\$122,540	0%	100%	1.050	1.000	100.00	0.00	0.00	\$128,700