

89-18-04-410-414.000-030

General Information

Parcel Number
89-18-04-410-414.000-030

Local Parcel Number
50-04-410-414.000-29

Tax ID:
029-52551-00

Routing Number
5004410-007

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 294383-029
WAYNE-294383 (029)

Section/Plat
5004410

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

Zoning
ZO01 Residential

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 2027

FARMER, JOESPH W & EVE D

Ownership

FARMER, JOESPH W & EVE D
615 S 16TH ST
RICHMOND, IN 47374

Legal

LOTS 3 & 6 FRED HACKMAN ADDN



615 S 16TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/24/2016	FARMER, JOESPH W	2016005015	WD	/	\$68,250	V
02/05/2013	SMILLIE, THERESA L	2013000975	SW	/	\$49,440	I
08/13/2012	FEDERAL NATIONAL	2012006736	SH	/	\$105,822	I
01/01/1900	GREEN, WILLIAM L II	2012006736	SH	/	\$105,822	I

510, 1 Family Dwell - Platted Lot

Res

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	☐	☐	☐	☐	☐
\$20,600	Land	\$20,600	\$17,500	\$15,400	\$15,000	\$15,000
\$20,600	Land Res (1)	\$20,600	\$17,500	\$15,400	\$15,000	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$76,900	Improvement	\$76,900	\$66,100	\$57,800	\$56,000	\$54,300
\$76,900	Imp Res (1)	\$76,900	\$66,100	\$57,800	\$56,000	\$54,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,500	Total	\$97,500	\$83,600	\$73,200	\$71,000	\$69,300
\$97,500	Total Res (1)	\$97,500	\$83,600	\$73,200	\$71,000	\$69,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		63	63x288	1.19	\$275	\$327	\$20,601	0%	1.0000	100.00	0.00	0.00	\$20,600

Land Computations

Calculated Acreage	0.42
Actual Frontage	63
Developer Discount	☐
Parcel Acreage	0.42
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	0.42
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	\$20,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,600

WAYNE-294383 (029)/2943 1/2

Notes

12/20/2022 Misc: 2023 GENERAL REVALUATION

Data Source External Only

Collector 11/28/2022 bb

Appraiser 12/20/2022 Nexus

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1056 sqft
Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	286	\$17,000
Stoop, Masonry	96	\$3,200
Canopy, Roof Extension	96	\$1,600

Plumbing

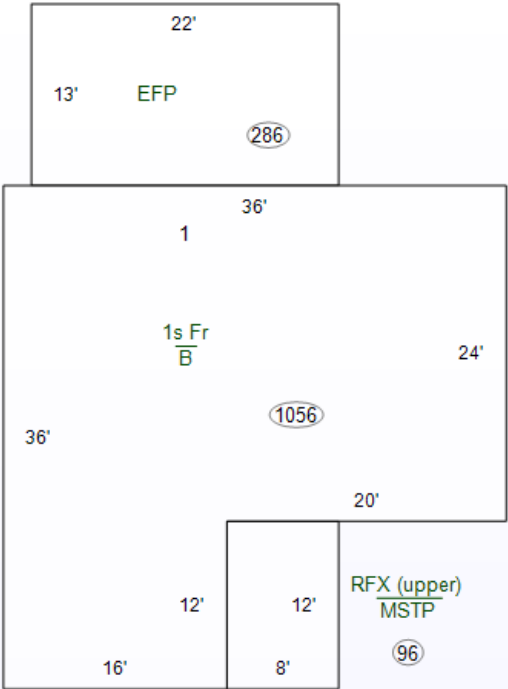
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1056	1056	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1056	0	\$35,800	
Crawl					
Slab					

Total Base\$144,200

Adjustments1 Row Type Adj. x 1.00\$144,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1056	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 – 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit\$149,800

Sub-Total, 1 Units

Exterior Features (+)	\$21,800	\$171,600
Garages (+) 0 sqft	\$0	\$171,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost\$123,981

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	Wood Fr	D+1	1951	1951	74	A		0.85		2,112 sqft	\$123,981	50%	\$61,990	0%	100%	1.240	1.000	100.00	0.00	0.00	\$76,900