

89-18-06-110-203.000-030

MC PHERSON, JONATHAN J

5 SW 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-110-203.000-030
Local Parcel Number 50-06-110-203.000-29

Tax ID: 029-45972-00

Routing Number

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 294411-029
WAYNE-294411 (029)

Section/Plat 5006110

Location Address (1)
5 SW 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 2028

Ownership

MC PHERSON, JONATHAN J
5 SW 16TH ST
RICHMOND, IN 47374

Legal

LOT 182 E HTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900 MC PHERSON, JONA CO /

Notes

8/16/2023 Misc: 2024 GENERAL REVAUATION
10/22/2019 Misc: 2020 GENERAL REVALUATION

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' 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. Row: F F 40 40x138 1.02 \$336 \$343 \$13,720 0% 1.0000 100.00 0.00 0.00 \$13,720

Land Computations

Table with columns: Computation Name, Value. Rows: Calculated Acreage 0.13, Actual Frontage 40, Developer Discount, Parcel Acreage 0.13, 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 0.13, 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 \$13,700, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$13,700

Data Source External Only

Collector 08/13/2023 js

Appraiser 08/16/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1440 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	168	\$9,200
Patio, Treated Pine	160	\$1,100
Patio, Treated Pine	64	\$600

Plumbing

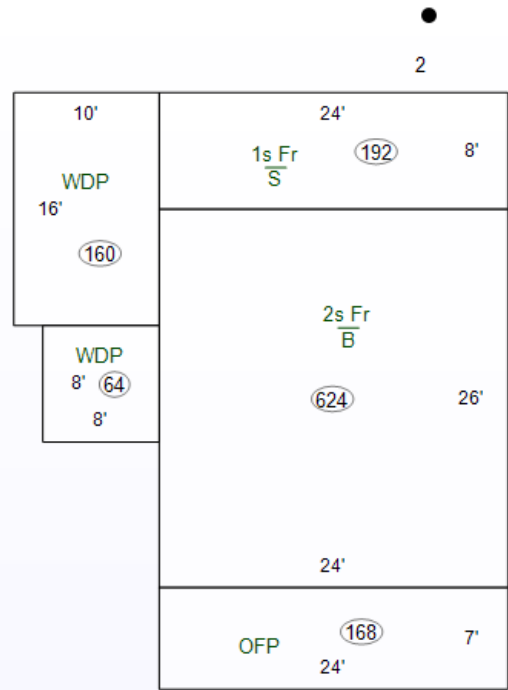
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	816	816	\$90,600	
2	1Fr	624	624	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		624	0	\$27,100	
Crawl					
Slab		192	0	\$0	

Total Base \$157,900
Adjustments 1 Row Type Adj. x 1.00 \$157,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$160,300

Sub-Total, 1 Units

Exterior Features (+)	\$10,900	\$171,200
Garages (+) 0 sqft	\$0	\$171,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$130,968

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	2	Wood Fr	D+2	1912	1960	65	A		0.85		2,064 sqft	\$130,968	47%	\$69,410	0%	100%	1.050	1.000	100.00	0.00	0.00	\$72,900
2: Detached Garage/Boat H	1	Wood Fr	C	1963	1963	62	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	42%	\$11,870	0%	100%	1.050	1.000	100.00	0.00	0.00	\$12,500