

89-18-06-110-718.000-030

LEWELLEN, SARAH E

164 SW 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-110-718.000-030
Local Parcel Number 50-06-110-718.000-29

Tax ID: 029-37590-00

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)
164 SW 16TH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

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

LEWELLEN, SARAH E
164 SW 16TH ST
RICHMOND, IN 47374

Legal

LOT 7 DENNING

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/11/2020 to 01/01/1900.

Notes

8/16/2023 Misc: 2024 GENERAL REVAUATION
9/30/2020 Misc: 2021 SALES REVIEW



Res

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 show data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$16,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,800).

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 shows F, F, 50, 50x133, 1.00, \$336, \$336, \$16,800, 0%, 1.0000, 100.00, 0.00, 0.00, \$16,800.

Data Source External Only

Collector 08/13/2023 js

Appraiser 08/16/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1180 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
Patio, Concrete (Terraced)	48	\$1,100

**Plumbing**

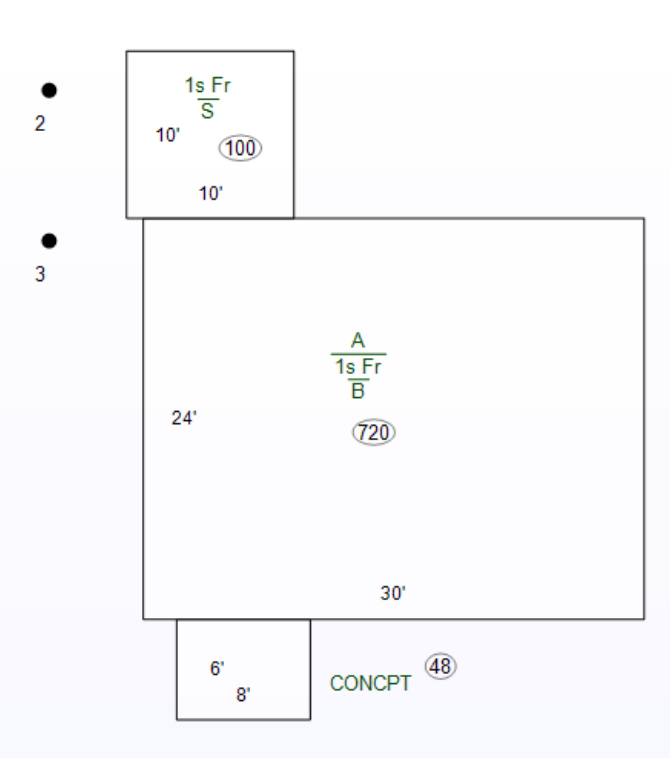
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	820	820	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		720	360	\$12,900	
Bsmt		720	0	\$29,100	
Crawl					
Slab		100	0	\$0	
				<b>Total Base</b>	<b>\$132,600</b>

**Adjustments**

Adjustment	Value
1 Row Type Adj. x 1.00	\$132,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$5,600
No Elec (-)	\$0
Plumbing (+ / -)	\$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	
<b>Sub-Total, 1 Units</b>	

Exterior Features (+)	\$1,100	\$139,300
Garages (+) 0 sqft	\$0	\$139,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$100,644</b>

**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	1946	2006	19 A		0.85		2,260 sqft	\$100,644	22%	\$78,500	0%	100%	1.050	1.000	100.00	0.00	0.00	\$82,400
2: Detached Garage/Boat H	1	Wood Fr	D	1965	1965	60 A	\$55.64	0.85	\$37.84	16'x20'	\$12,107	45%	\$6,660	0%	100%	1.050	1.000	100.00	0.00	0.00	\$7,000
3: Utility Shed	1	SV	D	1990	1990	35 A		0.85		12'x15'		65%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0