

89-18-06-110-814.000-030

HYRE, TERESA A

165 SW 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-110-814.000-030
Local Parcel Number 50-06-110-814.000-29

Tax ID: 029-03183-00

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)
165 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

HYRE, TERESA A
165 SW 16TH ST
RICHMOND, IN 47374

Legal

LOTS 136, 137 & 138 E HTS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/08/2021 to 01/01/1900.

Notes

8/15/2023 Misc: 2024 GENERAL REVAUATION
12/1/2021 Misc: 2022: SALES REVIEW



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.41), Actual Frontage (120), Developer Discount, Parcel Acreage (0.41), 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 (0.41), 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 (\$42,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$42,700).

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, 120, 120x150, 1.06, \$336, \$356, \$42,720, 0%, 1.0000, 100.00, 0.00, 0.00, \$42,720.

Data Source External Only

Collector 08/13/2023 js

Appraiser 08/15/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2578 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
Stoop, Masonry	60	\$2,300
Canopy, Roof Extension	60	\$1,000
Stoop, Masonry	24	\$1,800
Canopy, Roof Extension	24	\$800

**Plumbing**

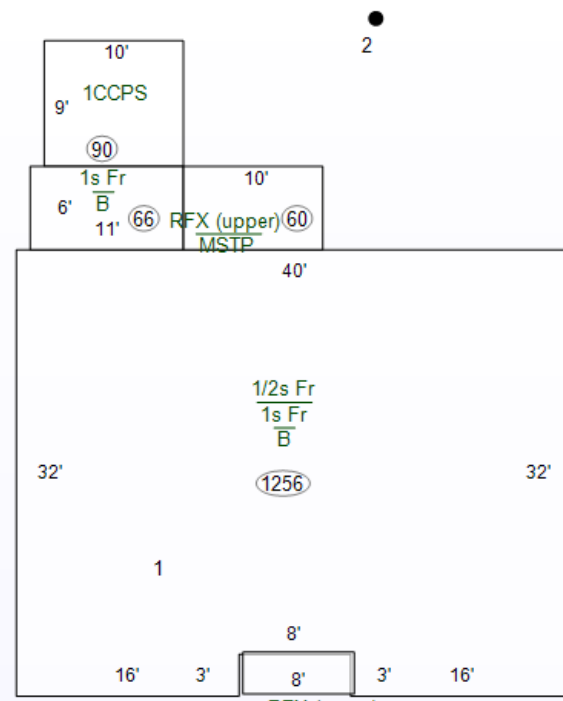
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
<b>Total</b>	<b>7</b>	<b>12</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1322	1322	\$125,500	
2					
3					
4					
1/4					
1/2	1Fr	1256	1256	\$46,600	
3/4					
Attic					
Bsmt		1322	0	\$41,900	
Crawl					
Slab					

**Total Base** \$214,000

**Adjustments** 1 Row Type Adj. x 1.00 \$214,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1322 1/2:1256	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$230,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,900	\$235,900
Garages (+) 90 sqft	\$1,400	\$237,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$181,535

**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 1/2	Wood Fr	D+2	1915	1990	35	A		0.85		3,900 sqft	\$181,535	30%	\$127,070	0%	100%	1.050	1.000	100.00	0.00	0.00	\$133,400
2: Utility Shed	1	SV	D	2020	2020	5	A		0.85		12'x20'		20%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0