

89-18-06-130-306.000-030

MEREDITH LLC

321 SW 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-306.000-030
Local Parcel Number 50-06-130-306.000-29

Tax ID: 029-03996-00

Routing Number

Ownership

MEREDITH LLC
2818 FOREST PINES LANE
RICHMOND, IN 47374

Legal

LOT 107 SUTTON PLACE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/20/2024 to 01/01/1900.

Notes

8/15/2023 Misc: 2024 GENERAL REVALUATION
10/22/2019 Misc: 2020 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

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 5006130

Location Address (1)
321 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

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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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, 43, 43x150, 1.06, \$336, \$356, \$15,308, 0%, 1.0000, 100.00, 0.00, 0.00, \$15,310.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (43), 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 (\$15,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,300).

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
Style N/A
Finished Area 1024 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	105	\$3,200
Canopy, Shed Type	105	\$900
Stoop, Masonry	42	\$2,300
Patio, Concrete	144	\$1,200

Plumbing

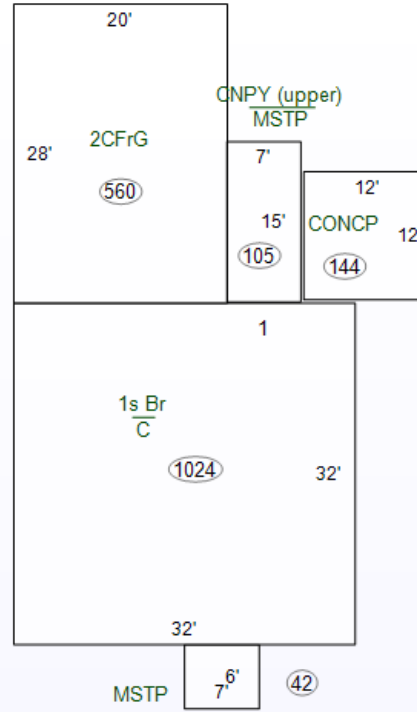
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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
MSTP	1	
CONPY (upper) MSTP	1	
CONCP	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1024	1024	\$117,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1024	0	\$7,700	
Slab					

Total Base \$125,100

Adjustments 1 Row Type Adj. x 1.00 \$125,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1024	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$128,900

Sub-Total, 1 Units

Exterior Features (+)	\$7,600	\$136,500
Garages (+) 560 sqft	\$21,400	\$157,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$114,083

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	Brick	D+1	1969	1979	46	A		0.85		1,024 sqft	\$114,083	40%	\$68,450	0%	100%	1.050	1.000	100.00	0.00	0.00	\$71,900