

89-18-06-130-411.000-030

General Information

Parcel Number
89-18-06-130-411.000-030

Local Parcel Number
50-06-130-411.000-29

Tax ID:
029-07983-00

Routing Number

Property Class 510 RENTAL
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
5006130

Location Address (1)
346 SW 16TH ST
RICHMOND, IN 47374

Zoning

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 2028

WATERMAN, WILLIAM W

Ownership

WATERMAN, WILLIAM W
346 SW 16TH ST
RICHMOND, IN 47374

Legal

LOT 64 SUTTON PLACE

346 SW 16TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/08/2019	WATERMAN, WILLIA	2019002655	WD	/	\$89,500	V
12/10/2012	DOULEN, RICKY, LIS	2012010441	QC	/		I
01/01/1900	DOULEN, RENUS & M	2012010441	QC	/		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	☐	☐	☐	☐	☐
\$19,700	Land	\$19,700	\$16,700	\$14,700	\$14,700	\$14,700
\$19,700	Land Res (1)	\$19,700	\$16,700	\$14,700	\$14,700	\$14,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$88,900	Improvement	\$88,900	\$75,600	\$71,300	\$72,300	\$66,000
\$88,900	Imp Res (1)	\$88,900	\$75,600	\$71,300	\$72,300	\$66,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$108,600	Total	\$108,600	\$92,300	\$86,000	\$87,000	\$80,700
\$108,600	Total Res (1)	\$108,600	\$92,300	\$86,000	\$87,000	\$80,700
\$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		60	60x125	0.98	\$336	\$329	\$19,740	0%	1.0000	100.00	0.00	0.00	\$19,740

Land Computations

Calculated Acreage	0.17
Actual Frontage	60
Developer Discount	☐
Parcel Acreage	0.17
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	0.17
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	\$19,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,700

WAYNE-294411 (029)/2944 1/2

Notes

8/15/2023 Misc: 2024 GENERAL REVALUATION
10/17/2019 Misc: 2020 GENERAL REVALUATION

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

1740 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

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

1

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

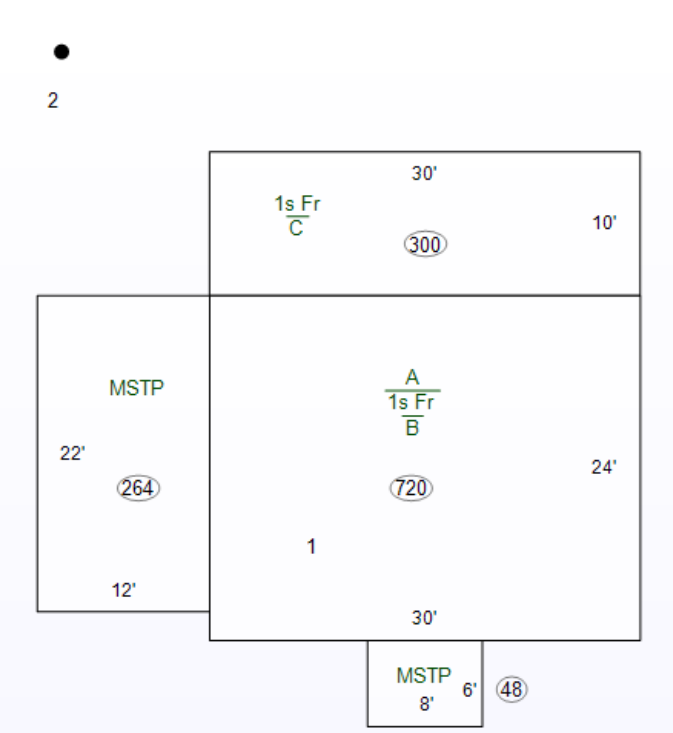
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	264	\$5,300
Stoop, Masonry	48	\$2,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1020	1020	\$106,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic		720	720	\$18,400
Bsmt		720	0	\$29,100
Crawl		300	0	\$4,500
Slab				
Total Base				\$158,900
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				2:360
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1020 A:720
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$168,300
Sub-Total, 1 Units				
Exterior Features (+)				\$7,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.85
Replacement Cost				\$127,088

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	1947	1970	55	A		0.85		2,460 sqft	\$127,088	45%	\$69,900	0%	100%	1.050	1.000	100.00	0.00	0.00	\$73,400
2: Detached Garage/Boat H	1	Wood Fr	C	1987	1987	38	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	28%	\$14,740	0%	100%	1.050	1.000	100.00	0.00	0.00	\$15,500