

General Information

Parcel Number 89-18-06-130-802.000-030
Local Parcel Number 50-06-130-802.000-29
Tax ID: 029-05021-00
Routing Number

Ownership

PRITCHETT, CHRISTOPHER M
401 SW 16TH ST
RICHMOND, IN 47374
Legal
LOT 100 SUTTON PLACE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/30/2021 to 01/01/1900.

Notes

8/22/2023 Misc: 2024 GENERAL REVAUATION
12/3/2021 Misc: 2022: SALES REVIEW

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) 401 SW 16TH ST RICHMOND, IN 47374

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).

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$23,900.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
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	132	\$7,500
Patio, Concrete	40	\$400
Stoop, Masonry	48	\$2,300

Plumbing

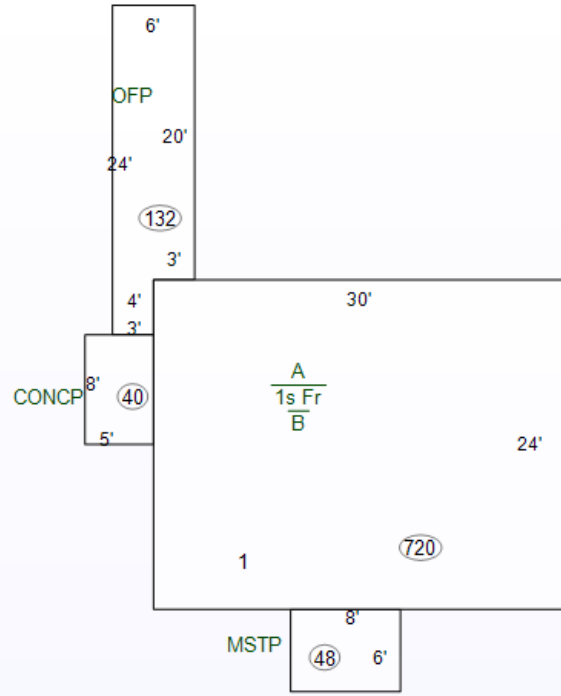
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$82,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		720	720	\$18,400	
Bsmt		720	0	\$29,100	
Crawl					
Slab					

Total Base \$130,000
Adjustments 1 Row Type Adj. x 1.00 \$130,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:720 A:720 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$135,200

Sub-Total, 1 Units

Exterior Features (+)	\$10,200	\$145,400
Garages (+) 0 sqft	\$0	\$145,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$105,052

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1951	1999	26	A			0.85		2,160 sqft	\$105,052	28%	\$75,640	0%	100%	1.050	1.000	100.00	0.00	0.00	\$79,400
2: Detached Garage/Boat H	1	Wood Fr	C	1955	1955	70	A		\$48.82	0.85	\$41.50	16'x24'	\$15,935	42%	\$9,240	0%	100%	1.050	1.000	100.00	0.00	0.00	\$9,700