

89-18-06-130-804.000-030

VK RENTALS LLC

405 SW 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-804.000-030
Local Parcel Number 50-06-130-804.000-29

Tax ID: 029-30026-00

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) 405 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

VK RENTALS LLC
1081 SW 5TH ST
RICHMOND, IN 47374

Legal

LOT 98 SUTTON PLACE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 01/24/2017 to 01/01/1900.

Notes

8/22/2023 Misc: 2024 GENERAL REVAUATION
10/17/2019 Misc: 2020 GENERAL REVALUATION



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 valuation data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (50), 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 (\$17,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,800).

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 data for F, F, 50, 50x150, 1.06, \$336, \$356, \$17,800, 0%, 1.0000, 100.00, 0.00, 0.00, \$17,800.

Data Source External Only

Collector 08/13/2023 js

Appraiser 08/22/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1824 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 Masonry	140	\$8,800

Plumbing

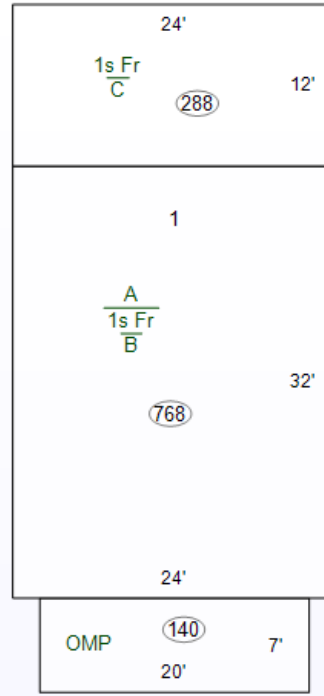
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



●
2

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1056	1056	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	768	768	\$19,400	
Bsmt	768	0	\$30,100	
Crawl	288	0	\$4,500	
Slab				

	Total Base	
	\$162,400	
Adjustments	1 Row Type Adj. x 1.00	\$162,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1056 A:768	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$167,100
Sub-Total, 1 Units	
Exterior Features (+)	\$8,800 \$175,900
Garages (+) 0 sqft	\$0 \$175,900
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$127,088

Specialty Plumbing

Description	Count	Value
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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	1930	1930	95 A		0.85		2,592 sqft	\$127,088	50%	\$63,540	61%	100%	1.050	1.000	100.00	0.00	0.00	\$26,000
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75 A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	50%	\$5,830	0%	100%	1.050	1.000	100.00	0.00	0.00	\$6,100