

89-18-06-130-807.000-030

KAMPS, JOSHUA D & HYALEAH

421 SW 16TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-807.000-030
Local Parcel Number 50-06-130-807.000-29

Tax ID: 029-32769-00

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 5006130

Location Address (1)
421 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

KAMPS, JOSHUA D & HYALEAH JEA
421 SW 16TH ST
RICHMOND, IN 47374

Legal

LOT 95 SUTTON PLACE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/01/2015 to 01/01/1900.

Notes

8/22/2023 Misc: 2024 GENERAL REVAUATION
10/22/2019 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 (1-3), 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 values for F, F, 50, 50x150, 1.06, \$336, \$356, \$17,800, 0%, 1.0000, 100.00, 0.00, 0.00, \$17,800.

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).

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	1672 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	40	\$2,300
Patio, Concrete	216	\$1,700

Plumbing

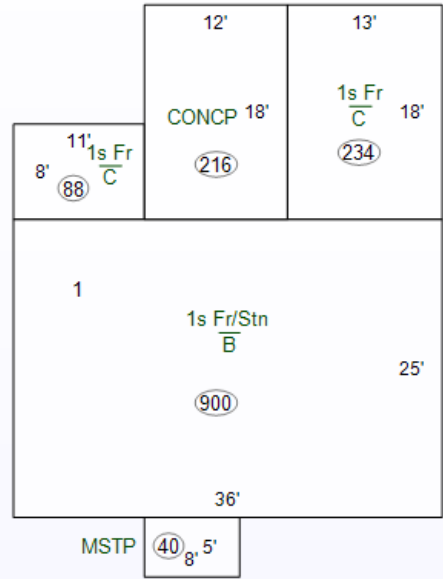
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

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 91A	1222	1222	\$121,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	900	450	\$52,900	
Crawl	322	0	\$4,600	
Slab				

Total Base	\$178,900
Adjustments	1 Row Type Adj. x 1.00
Adjustments	\$178,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$182,900
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Sub-Total, 1 Units	
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Exterior Features (+)	\$4,000	\$186,900
Garages (+) 0 sqft	\$0	\$186,900
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$135,035

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	1/6 Maso	D+1	1948	1948	77	A		0.85		2,122 sqft	\$135,035	50%	\$67,520	5%	100%	1.050	1.000	100.00	0.00	0.00	\$67,400
2: Detached Garage/Boat H	1	Wood Fr	D	1991	1991	34	A	\$51.44	0.85	\$34.98	18'x20'	\$12,593	30%	\$8,810	0%	100%	1.050	1.000	100.00	0.00	0.00	\$9,300