

General Information

Parcel Number 89-18-08-230-328.000-030
Local Parcel Number 50-08-230-328.000-29

Tax ID: 029-43203-00

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 295379-029 WAYNE-295379 (029)
Section/Plat 5008230
Location Address (1) 1516 S 5TH ST RICHMOND, IN 47374

Ownership

PATTON, GREGORY S & ROBYN A
1516 S 5TH ST
RICHMOND, IN 47374

Legal

LOTS 607 & 608 BEALL VIEW

Transfer of Ownership

Date 01/01/1900 Owner PATTON, GREGORY Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/6/2023 Misc: 2024 GENERAL REVAL



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2025, 2024, 2023), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 06/27/2023, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$10,200, \$107,200, \$117,400, \$100,000, \$72,300, \$70,800).

Land Computations

Table with columns for Land Computations (Calculated Acreage 0.29, Actual Frontage 78, Developer Discount, Parcel Acreage 0.29, 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 0.29, 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 \$10,200, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$10,200).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/01/2023 js

Appraiser 07/06/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2912 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
Wood Deck	196	\$4,600
Porch, Open Frame	280	\$13,200

**Plumbing**

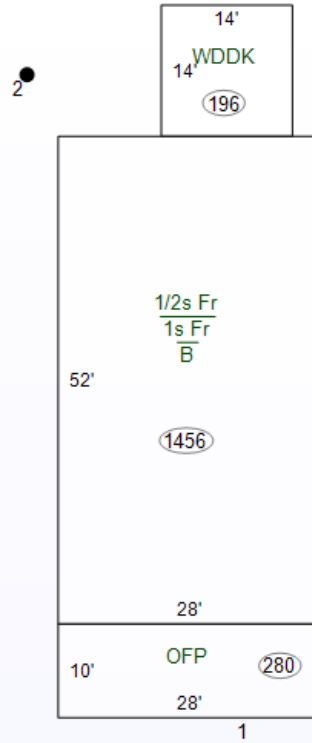
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1456	1456	\$131,800	
2					
3					
4					
1/4					
1/2	1Fr	1456	1456	\$51,100	
3/4					
Attic					
Bsmt		1456	0	\$44,200	
Crawl					
Slab					

<b>Total Base</b>				\$227,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>			\$227,100
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)	PS:1 PO:1			\$4,700
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800			\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0

<b>Sub-Total, One Unit</b>				\$233,400
<b>Sub-Total, 1 Units</b>				
Exterior Features (+)			\$17,800	\$251,200
Garages (+) 0 sqft			\$0	\$251,200
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.85
<b>Replacement Cost</b>				\$192,168

**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 1/2	Wood Fr	D+2	1920	1980	45	A		0.85			4,368 sqft	\$192,168	38%	\$119,140	0%	100%	0.90	1.000	100.00	0.00	0.00	\$107,200
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85			8'x10'		55%		0%	100%	0.90	1.000	100.00	0.00	0.00	\$0