

89-18-09-000-411.000-030

General Information

Parcel Number
89-18-09-000-411.000-030

Local Parcel Number
50-09-000-411.000-29

Tax ID:
029-32693-00

Routing Number

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295203-029
WAYNE-295203 (029)

Section/Plat
5009000

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

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

POTTER, JAMES T & JONATHA

Ownership

POTTER, JAMES T & JONATHAN H P
& JONATHAN POTTER
2040 S 16TH ST
RICHMOND, IN 47374

Legal

PT SE SEC 9-13-1 0.138A



S 16TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/30/2021	POTTER, JAMES T &	2021007642	QC	/	\$7,000	I
10/09/2018	CHRISTIAN, TIANI B	2018008140	WD	/		I
05/02/2008	KIRCHER, JEROME R	2008004024	WD	/		I
01/01/1900	FULTZ, KENNETH	2008004024	WD	/		I

501, Vacant - Unplatted (0 to 9.99 Acres)

WAYNE-295203 (029)/2952

1/2

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
10/11/2022 Misc: 2023 GENERAL REVAL

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
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	☐	☐	☒	☐	☐
\$500	Land	\$500	\$400	\$400	\$400	\$400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$500	Land Non Res (2)	\$500	\$400	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$400	\$400	\$400
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$500	Total	\$500	\$400	\$400	\$400	\$400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$500	Total Non Res (2)	\$500	\$400	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$400	\$400	\$400

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
91	A		0	0.138000	1.00	\$3,500	\$3,500	\$483	0%	1.0000	0.00	100.00	0.00	\$480

Land Computations

Calculated Acreage	0.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.14
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	0.14
Total Acres Farmland	0.00
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	\$500
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$500
CAP 3 Value	\$0
Total Value	\$500

Data Source External Only

Collector 09/29/2022 jh

Appraiser 10/11/2022 Nexus

