

General Information

Parcel Number 89-18-09-000-420.003-030
Local Parcel Number 50-09-000-420.030-29

Tax ID: 029-00616-03

Routing Number

Ownership

PLYLEY, JAMES F
2200 S 16TH PL
RICHMOND, IN 47374

Legal

LOT 1 ROAMING HILLS SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/04/2019 to 01/01/1900.

Notes

10/19/2022 Misc: 2023 GENERAL REVAL

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 293353-029 WAYNE-293353 (029)
Section/Plat 5009000
Location Address (1) 2200 S 16TH PL RICHMOND, IN 47374

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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 ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 09/26/2022 jh

Appraiser 10/19/2022 Nexus

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.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 3/4  
**Style** N/A  
**Finished Area** 2010 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	112	\$6,300
Wood Deck	120	\$3,300

**Plumbing**

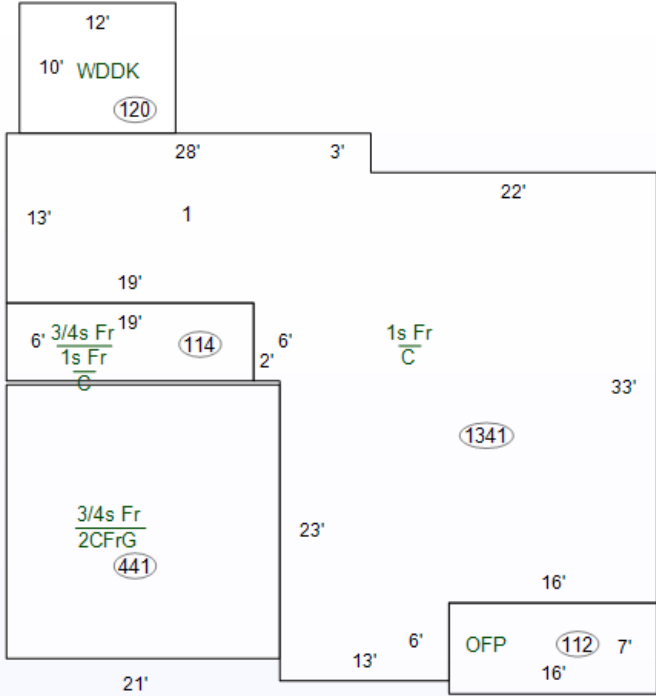
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1455	1455	\$131,800	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	555	555	\$32,500	
Attic					
Bsmt					
Crawl		1455	0	\$9,200	
Slab					

**Total Base** \$173,500  
**Adjustments** 1 Row Type Adj. x 1.00 \$173,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1455 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$1,800
Elevator (+)	\$0

**Sub-Total, One Unit** \$184,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,600	\$193,700
Garages (+) 441 sqft	\$18,900	\$212,600
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	

**Replacement Cost** \$180,710

**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 3/4	Wood Fr	C	2005	2005	20	A		0.85		2,010 sqft	\$180,710	20%	\$144,570	0%	100%	1.300	1.000	100.00	0.00	0.00	\$187,900
2: Utility Shed	1	SV	D	2021	2021	4	A		0.85		10'x18'		15%		0%	100%	1.300	1.000	100.00	0.00	0.00	\$0