

General Information

Parcel Number 89-18-09-000-420.004-030
Local Parcel Number 50-09-000-420.040-29

Tax ID: 029-00616-04

Routing Number

Ownership

JUMNIENPHOL, SATAWAT
2206 S 16TH PL
RICHMOND, IN 47374

Legal

LOT 2 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 05/18/2022 to 12/09/2013.

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) 2206 S 16TH PL RICHMOND, IN 47374

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation 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 data for F, F, 83, 83x100, 0.89, \$423, \$376, \$31,208, -20%, 1.0000, 100.00, 0.00, 0.00, \$24,970.

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 (0.19), Actual Frontage (83), Developer Discount, Parcel Acreage (0.19), 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 (0.19), 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 (\$25,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1598 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	105	\$6,300
Wood Deck	120	\$3,300

Plumbing

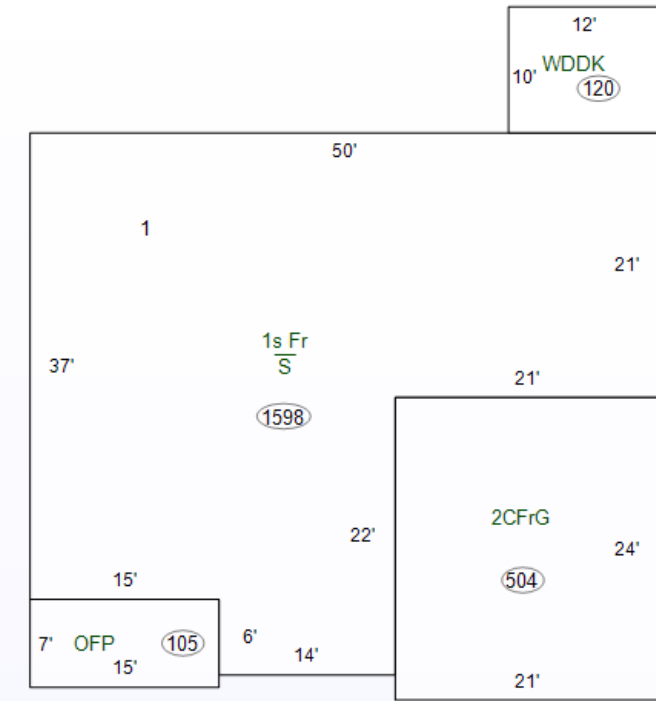
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1598	1598	\$140,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1598	0	\$0	
			Total Base	\$140,400

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1598	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$149,400

Sub-Total, 1 Units

Exterior Features (+)	\$9,600	\$159,000
Garages (+) 504 sqft	\$20,100	\$179,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$152,235

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	Wood Fr	C	2005	2005	20	A			0.85		1,598 sqft	\$152,235	20%	\$121,790	0%	100%	1.300	1.000	100.00	0.00	0.00	\$158,300