

89-18-09-000-420.009-030

SINGH, GURPREET

2205 S 16TH PL

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-09-000-420.009-030

Local Parcel Number 50-09-000-420.090-29

Tax ID: 029-00616-09

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 293353-029 WAYNE-293353 (029)

Section/Plat 5009000

Location Address (1) 2205 S 16TH PL RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

SINGH, GURPREET 15914 NOBLE FIR COURT FISHERS, IN 46040

Legal

LOT 16 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 01/01/1900 to 02/11/2020.

Notes

1/19/2023 Misc: 2023: NEW CONSTRUCTION 100% COMPLETE
11/10/2022 Misc: 2023 GENERAL REVALUATION
7/15/2020 Misc: 2021: REMOVE DEVELOPERS DISCOUNT DUE TO TRANSFER OF OWNERSHIP 07-15-2020
5/10/2018 Misc: 2019 GENERAL REVALUATION



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. 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 1: 3, , , 0, .208, 1.00, \$1,050, \$1,050, \$218, 0%, 1.0000, 0.00, 0.00, 100.00, \$220

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.21), Actual Frontage (0), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$200), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$200), Total Value (\$200)

Data Source External Only

Collector 10/14/2022 jh

Appraiser 11/10/2022 Nexus

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	2000 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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
Porch, Open Frame	91	\$6,300

Plumbing

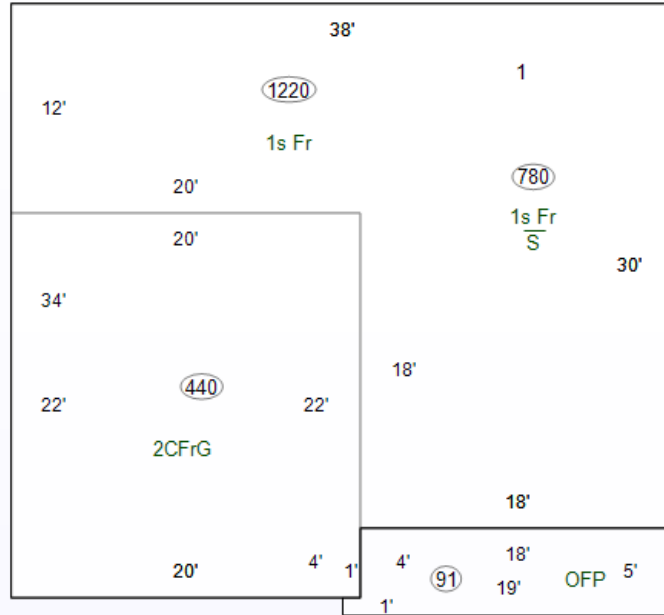
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	780	780	\$86,500	
2	1Fr	1220	1220	\$59,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		780	0	\$0	
				Total Base	\$146,100

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 (+)	1:780 2:1220	\$7,400
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$158,300

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$164,600
Garages (+) 440 sqft	\$18,900	\$183,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$163,774

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: Single-Family	2	Wood Fr	C+1	2022	2022	3	A		0.85		2,000 sqft	\$163,774	3%	\$158,860	0%	100%	1.300	1.250	100.00	0.00	0.00	\$258,100