

89-18-09-140-401.000-030

GREENWOOD APARTMENTS, IN

1460 S 16TH ST

699, Exempt, Other

WAYNE COM-294605 (029)/

1/4

General Information

Parcel Number 89-18-09-140-401.000-030

Local Parcel Number 50-09-140-401.000-29

Tax ID: 029-15567-00

Routing Number

Property Class 699 Exempt, Other

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294605-029 WAYNE COM-294605 (029)

Section/Plat 5009140

Location Address (1) 1460 S 16TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294605 (029)

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

GREENWOOD APARTMENTS, INC % NELSON & ASSOCIATES, INC 11258 CORNELL PARK DR CINCINNATI, OH 45242

Legal

PT LOTS 28 & 29 GREENWOOD ADD 8.133A



Transfer of Ownership

Date 01/01/1900 Owner GREENWOOD APAR Doc ID Code Book/Page Adj Sale Price V/I

Notes

6/25/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1

Exempt

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for Land Computations (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) and values.

Data Source External Only

Collector 06/21/2018 df

Appraiser 06/25/2018 df

General Information

Table with 4 columns: Property Name, Description, Pre. Use, Pre. Framing, Pre. Finish, # of Units. Values include C/I Building, Apartment, APT, Wood Joist, Finished Divided, 150.

SB B 1 U

Table with 4 columns: Wall Type, Heating, A/C, Sprinkler. Values include B: 1(1120'), 1: 1(1120'), U: 1(1120'), 17410 sqft, 17410 sqft, 17410 sqft.

Plumbing RES/CI

Table with 4 columns: #, TF, #, TF. Rows include Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

Roofing

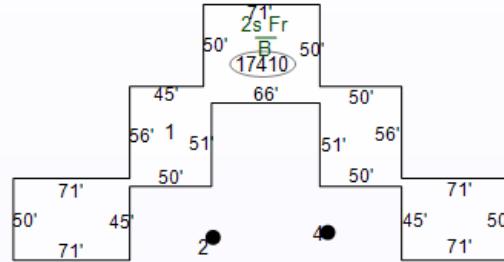
Table with 3 columns: Built Up, Wood, Other. Includes checkboxes for Tile, Metal, Asphalt, Slate.

GCK Adjustments

Table with 3 columns: Low Prof, SteelGP, HGSR. Includes checkboxes for Ext Sheat, Insulatio, AluSR, Int Liner, Sand Pnl.

Exterior Features

Table with 3 columns: Description, Area, Value.



Floor/Use Computations

Table with 4 columns: Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR, # of Units / AC, Avg Unit sz|dpth, Floor, Wall Height, Base Rate, Frame Adj, Wall Height Adj, Dock Floor, Roof Deck, Adj Base Rate, BPA Factor, Sub Total (rate), Interior Finish, Partitions, Heating, A/C, Sprinkler, Lighting, Unit Finish/SR, GCK Adj, S.F. Price, Sub-Total, Unit Cost, Elevated Floor, Total (Use).

Special Features

Table with 2 columns: Description, Value.

Other Plumbing

Table with 2 columns: Description, Value.

Building Computations

Table with 2 columns: Description, Value. Rows include Sub-Total (all floors), Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features.

Summary of Improvements

Table with 22 columns: 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.

General Information

Table with 4 columns: Property Name, Building Type, Pre. Use, Pre. Framing, Pre. Finish, # of Units. Values include C/I Building, APT, 2, N/A, Apartment, Wood Joist, Finished Divided, 150.

SB B 1 U

Table with 4 columns: Wall Type, Heating, A/C, Sprinkler. Values include B: 1(1120'), 1: 1(1120'), U: 1(1120'), 17410 sqft, 17410 sqft, 17410 sqft.

Plumbing RES/CI

Table with 4 columns: #, TF, #, TF. Rows include Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

Roofing

Table with 3 columns: Built Up, Wood, Other. Sub-headers: Tile, Asphalt, Metal, Slate.

GCK Adjustments

Table with 3 columns: Low Prof, SteelGP, HGSR. Sub-headers: Ext Sheat, AluSR, PPS, Insulatio, Int Liner, Sand Pnl.

Exterior Features

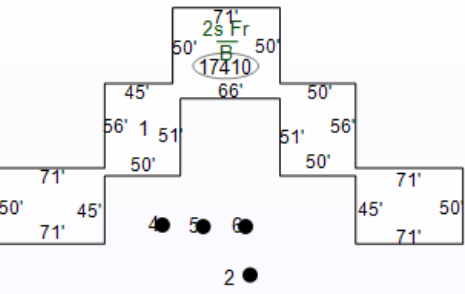
Table with 3 columns: Description, Area, Value.

Special Features

Table with 2 columns: Description, Value.

Other Plumbing

Table with 2 columns: Description, Value.



Floor/Use Computations

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