

89-16-31-330-420.000-030

ABNEY, TRENTON L & SERENA

35 NW 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number 89-16-31-330-420.000-030
Local Parcel Number 46-31-330-420.000-29
Tax ID: 029-15030-00

Routing Number 4631330-012

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 294236-029 WAYNE-294236 (029)
Section/Plat 4631330
Location Address (1) 35 NW 18TH ST RICHMOND, IN 47374

Ownership

ABNEY, TRENTON L & SERENA B
35 NW 18TH ST
RICHMOND, IN 47374

Legal

LOT 3 CAROLYN HTS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/05/2018 to 01/01/1900.

Notes

10/29/2021 Misc: 2022 GENERAL REVALUATION
11/5/2018 Misc: SFD GR D+, COND G, EFF YR 1985 / DET GAR GR D / CHANGE 2 CONCP'S TO OFF, EFP PER F/C TOWNSHIP ASSESSOR 8/30/2018



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 values for years 2025, 2024, 2023, 2022, 2021.

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

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

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.

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/11/2021 rc

Appraiser 10/29/2021 lp

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	820 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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, Enclosed Frame	192	\$13,800
Porch, Open Frame	64	\$5,300

Plumbing

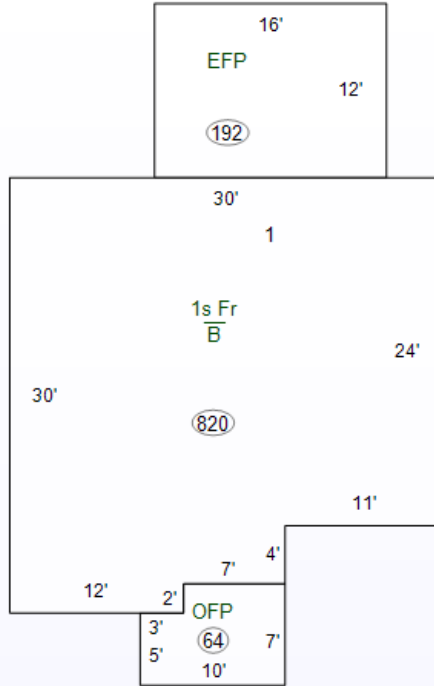
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	820	820	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	820	0	\$31,100	
Crawl				
Slab				

Total Base \$121,700

Adjustments 1 Row Type Adj. x 1.00 \$121,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:820	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$126,700

Sub-Total, 1 Units

Exterior Features (+)	\$19,100	\$145,800
Garages (+) 0 sqft	\$0	\$145,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$105,341

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	Wood Fr	D+1	1940	1960	65 G		0.85		1,640 sqft	\$105,341	42%	\$61,100	0%	100%	1.190	1.000	100.00	0.00	0.00	\$72,700
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85 A	\$51.44	0.85	\$34.98	16'x22'	\$12,313	50%	\$6,160	0%	100%	1.190	1.000	100.00	0.00	0.00	\$7,300