

89-16-31-330-613.000-030

CAUDILL, JOSEPH H & MARY B

1618 W MAIN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942 1/2

General Information

Parcel Number 89-16-31-330-613.000-030
Local Parcel Number 46-31-330-613.000-29

Tax ID: 029-46110-00

Routing Number 4631330-075

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) 1618 W MAIN ST RICHMOND, IN 47374

Ownership

CAUDILL, JOSEPH H & MARY B
504 SW 3RD ST
RICHMOND, IN 47374

Legal

W 1/2 LOT 199 E HTS W 1/2 LOT 200 E HTS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/21/2022 CAUDILL, JOSEPH H and 01/01/1900 MILLER, HEATHER C/

Notes

11/15/2024 Misc: 2024: ADDED 8X22 COVERED WOOD DECK, F/C COMPLETED 11/15/24.
11/9/2021 Misc: 2022 GENERAL REVALUATION



Res

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 F, F, 69, 69x70, 0.74, \$282, \$209, \$14,421, 0%, 1.0000, 100.00, 0.00, 0.00, \$14,420.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/14/2021 rc

Appraiser 11/09/2021 df

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (69), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$14,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 768 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
Stoop, Masonry	35	\$1,800
Wood Deck	176	\$4,100
Canopy, Shed Type	176	\$1,400

Plumbing

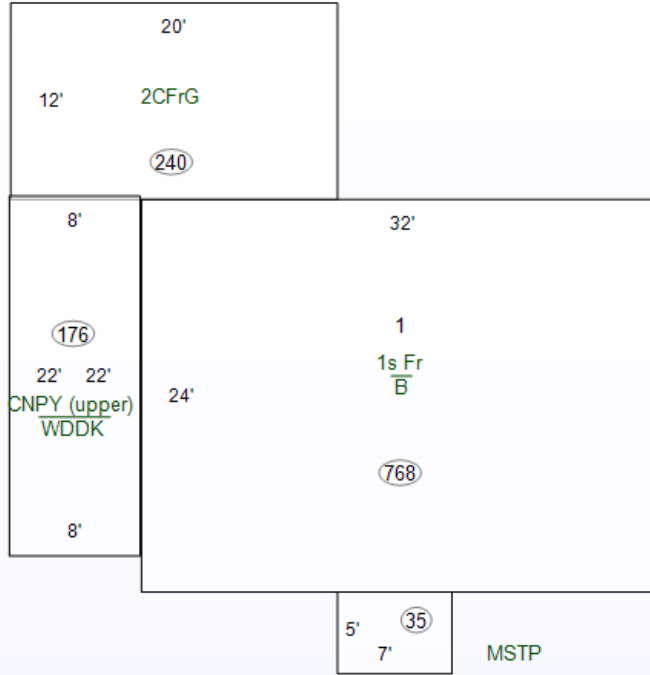
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	768	768	\$86,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		768	0	\$30,100	
Crawl					
Slab					

Total Base \$116,600
Adjustments 1 Row Type Adj. x 1.00 \$116,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:768 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$121,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,300	\$128,900
Garages (+) 240 sqft	\$12,800	\$141,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$108,401

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	D+2	1950	1982	43	G			0.85		1,536 sqft	\$108,401	30%	\$75,880	0%	100%	1.190	1.000	100.00	0.00	0.00	\$90,300