

89-16-33-310-407.000-030

SOMERS, DONALD EDWARD

1218 N D ST

510, 1 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-310-407.000-030
Local Parcel Number 46-33-310-407.000-29

Tax ID: 029-40260-00

Routing Number

Property Class 510 RENTAL
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 295272-029 WAYNE-295272 (029)
Section/Plat 4633310
Location Address (1) 1218 N D ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Ownership

SOMERS, DONALD EDWARD
146 OCEAN DR
EATON, OH 45320

Legal

44 1/2 X 50 FT M PT BLK B E S \*TIF\*

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/31/2018 SOMERS, DONALD E and 01/01/1900 DAUGHERTY, TERRY.



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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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.

Notes

7/24/2024 Misc: 2025 GENERAL REVALUATION - DWELLING VACANT AND DAMAGED DUE TO FIRE IN 1214 N D ST. PLANNING TO REHAB. 12 MO REHAB STATUS APPLIED F/C 06/12/24
10/30/2020 Misc: 2021 GENERAL REVAL
5/29/2020 Misc: 2020 APPEAL DECISION: INCOME APPROACH 05-29-2020

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.05), Actual Frontage (45), Developer Discount, Parcel Acreage (0.05), 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 (0.05), 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 (\$3,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,400).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1232 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, Enclosed Frame	114	\$10,600
Porch, Open Frame	144	\$8,300

**Plumbing**

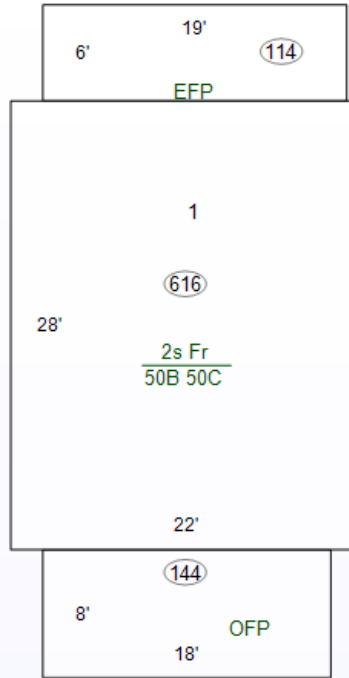
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	616	616	\$74,600	
2	1Fr	616	616	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		308	0	\$19,800	
Crawl		308	0	\$4,500	
Slab					

<b>Total Base</b>	\$139,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Sub-Total, One Unit</b>	\$139,100

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

<b>Sub-Total, One Unit</b>	\$139,100
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$18,900
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
<b>Replacement Cost</b>	\$120,870

**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	2	Wood Fr	D+2	1900	1950	75	P		0.85		1,540 sqft	\$120,870	75%	\$30,220	50%	100%	0.800	1.000	100.00	0.00	0.00	\$12,100
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75	P	\$67.14	0.85	\$45.66	12'x18'	\$9,862	75%	\$2,470	0%	100%	0.800	1.000	100.00	0.00	0.00	\$2,000