

89-16-33-430-219.000-030

BROWN, JOHN W & MILDRED M

103 N 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-430-219.000-030
Local Parcel Number 46-33-430-219.000-29

Tax ID: 029-15466-00

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 295273-029 WAYNE-295273 (029)
Section/Plat 4633430
Location Address (1) 103 N 18TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Ownership

BROWN, JOHN W & MILDRED M
103 N 18TH ST
RICHMOND, IN 47374

Legal

38 FT ENTIRE S S LOT 24 D C MC WHINNEY

Transfer of Ownership

Date 01/01/1900 Owner BROWN, JOHN W &
Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

7/18/2024 Misc: 2025 GENERAL REVAUATION
10/16/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with 7 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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes 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 \$6,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2482 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	170	\$12,800
Porch, Open Frame	50	\$4,300
Porch, Open Frame	232	\$10,900
Wood Deck	204	\$4,600

Plumbing

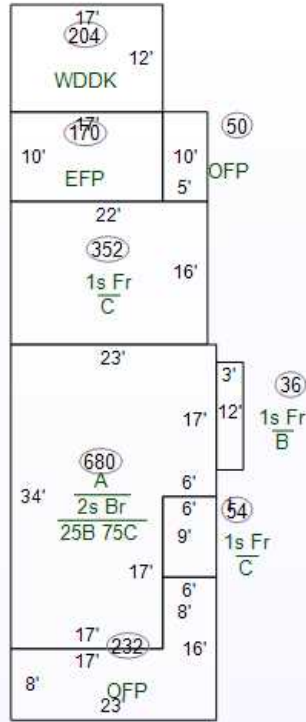
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1122	1122	\$120,700	
2	7	680	680	\$50,000	
3					
4					
1/4					
1/2					
3/4					
Attic		680	680	\$17,500	
Bsmt		206	0	\$18,100	
Crawl		916	0	\$7,300	
Slab					

Total Base \$213,600

Adjustments 1 Row Type Adj. x 1.00 \$213,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$218,100

Sub-Total, 1 Units

Exterior Features (+)	\$32,600	\$250,700
Garages (+) 0 sqft	\$0	\$250,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$181,131

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	5/6 Maso	D+1	1920	1920	105 A		0.85		2,688 sqft	\$181,131	50%	\$90,570	0%	100%	0.830	1.000	100.00	0.00	0.00	\$75,200
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 F	\$46.21	0.85	\$31.42	20'x22'	\$13,826	65%	\$4,840	0%	100%	0.830	1.000	100.00	0.00	0.00	\$4,000