

89-17-01-220-312.000-030

AMYX, THOMAS F & SHERRY A

1818 SW C ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-17-01-220-312.000-030

Local Parcel Number 49-01-220-312.000-29

Tax ID: 029-12942-00

Routing Number

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 294411-029 WAYNE-294411 (029)

Section/Plat 4901220

Location Address (1) 1818 SW C ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

AMYX, THOMAS F & SHERRY A C/O JUSTIN AMYX 1818 SW C ST RICHMOND, IN 47374

Legal

LOT 5 C H HAWKINS



Transfer of Ownership

Date 01/01/1900 Owner AMYX, THOMAS F & Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/18/2019 Misc: 2020 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and their respective values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 various land computation metrics like 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, and Total Value.

Data Source External Only

Collector 08/21/2023 js

Appraiser 09/01/2023 Nexus

Total Value \$16,500

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1440 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, Open Frame	63	\$5,300
Canopy, Shed Type	50	\$500
Patio, Concrete	50	\$400
Patio, Brick	242	\$4,400

**Plumbing**

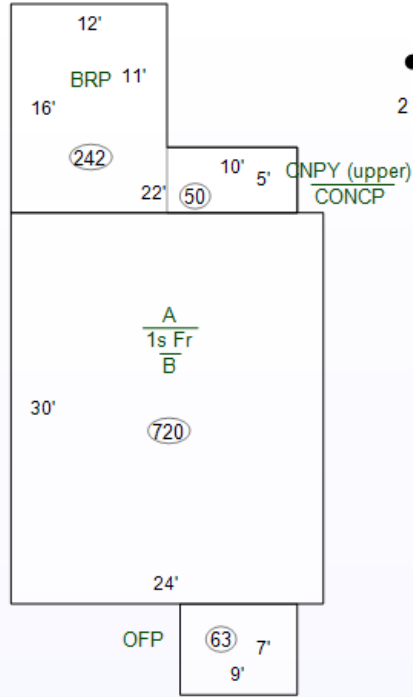
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	720	720	\$82,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	720	720	\$18,400	
Bsmt	720	0	\$29,100	
Crawl				
Slab				

**Total Base** \$130,000  
**Adjustments 1 Row Type Adj. x 1.00** \$130,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	1:300 \$2,100
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:720 A:720 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$137,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,600	\$147,900
Garages (+) 0 sqft	\$0	\$147,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$106,858</b>

**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	1950	1950	75	A		0.85		2,160 sqft	\$106,858	50%	\$53,430	0%	100%	1.050	1.000	100.00	0.00	0.00	\$56,100
2: Detached Garage/Boat H	1	Concrete	D	1950	1950	75	A	\$55.06	0.85	\$37.44	12'x26'	\$11,682	50%	\$5,840	0%	100%	1.050	1.000	100.00	0.00	0.00	\$6,100