

89-17-01-240-605.000-030

General Information

Parcel Number
89-17-01-240-605.000-030

Local Parcel Number
49-01-240-605.000-29

Tax ID:
029-18477-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295314-029
WAYNE-295314 (029)

Section/Plat
4901240

Location Address (1)
420 SW 18TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2028

ROCKWELL, THOMAS & JADE

Ownership

ROCKWELL, THOMAS & JADE
1840 SW E ST
RICHMOND, IN 47374

Legal

PT SEC 1-13-2 0.28A PT SEC 1-13-2 0.28A & PT
VAC SW 19TH ST



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$29,900	Land	\$29,900	\$25,300	\$22,200	\$22,200	\$22,200
\$29,900	Land Res (1)	\$29,900	\$25,300	\$22,200	\$22,200	\$22,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$145,900	Improvement	\$145,900	\$123,700	\$118,500	\$119,700	\$110,100
\$145,900	Imp Res (1)	\$145,900	\$123,700	\$118,500	\$119,700	\$110,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$175,800	Total	\$175,800	\$149,000	\$140,700	\$141,900	\$132,300
\$175,800	Total Res (1)	\$175,800	\$149,000	\$140,700	\$141,900	\$132,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		50	50x269	1.24	\$242	\$300	\$15,000	0%	1.0000	100.00	0.00	0.00	\$15,000
F	F		50	50x244	1.23	\$242	\$298	\$14,900	0%	1.0000	100.00	0.00	0.00	\$14,900

420 SW 18TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/14/2024	ROCKWELL, THOMA	2024008003	TD	/		I
11/14/2024	ROCKWELL, THOMA	2024008003	TD	/		I
03/07/2023	ROCKWELL, JADE &	2023001657	QC	/	\$190,000	I
07/23/2015	KRAHA, AMANDA R &	2015006108	WD	/	\$140,000	V
08/06/2013	WOODALL, RICHARD	2013007050	WD	/	\$145,000	I
04/15/2013	SCHERER, JANELL A	2013003299	QC	/		I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295314 (029)/2953 1/2

Notes

8/18/2023 Misc: 2024 GENERAL REVAUATION
9/16/2019 Misc: 2020 GENERAL REVAL
1/28/2016 : 2016: CHANGE CONDITION TO EXCELLENT AND ADJUST EFF AGE PER MLS AND EFC
4/28/2009 : Change Grade on Dwlg & Det Gar to C-1 per Wayne Twp Assessor on 12-17-08

Land Computations

Calculated Acreage	0.59
Actual Frontage	100
Developer Discount	☐
Parcel Acreage	0.59
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	0.59
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	\$29,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,900

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

2230 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

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	96	\$9,400
Patio, Concrete	256	\$1,900

Plumbing

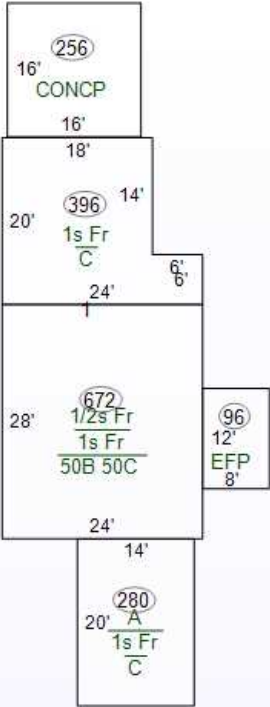
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1348	1348	\$126,700	
2					
3					
4					
1/4					
1/2	1Fr	672	672	\$32,200	
3/4					
Attic		280	210	\$8,600	
Bsmt		336	0	\$20,200	
Crawl		1012	0	\$7,600	
Slab					
				Total Base	\$195,300
Adjustments				1 Row Type Adj. x 1.00	\$195,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1348 1/2:672 A:280	\$5,600
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$207,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,300	\$218,300
Garages (+) 0 sqft				\$0	\$218,300
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.85	
				Replacement Cost	\$176,277

Specialty Plumbing		
Description	Count	Value

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 1/2	Wood Fr	C-1	1943	1985	40	A		0.85		2,636 sqft	\$176,277	28%	\$126,920	0%	100%	1.070	1.000	100.00	0.00	0.00	\$135,800
2: Detached Garage/Boat H	1	Wood Fr	C-1	1943	1943	82	A	\$44.13	0.85	\$35.63	20'x24'	\$17,105	45%	\$9,410	0%	100%	1.070	1.000	100.00	0.00	0.00	\$10,100