

89-18-03-120-306.000-030

BIGGS, CHERYL S

18 S 27TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-120-306.000-030
Local Parcel Number 50-03-120-306.000-29

Tax ID: 029-03171-00

Routing Number 5003120-030

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 294337-029
WAYNE-294337 (029)

Section/Plat 5003120

Location Address (1)
18 S 27TH 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 2029

Ownership

BIGGS, CHERYL S
18 S 27TH ST
RICHMOND, IN 47374

Legal

LOT 33 PARKWAY HILLS 2ND



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/25/2016 to 01/01/1900.

Notes

9/26/2024 Misc: 2025 GENERAL REVAUATION
7/26/2024 Misc: 2024 INFORMAL REVIEW, LAND INCREASE ONLY, WITHDRAWN PER PHONE CONVERSATION ON 07/26/26. TWP. ASSESSOR

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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show values for 2025, 2024, and 2023.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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 values for F, F, 94, 94x124, 0.81, \$329, \$266, \$25,004, 0%, 1.0000, 100.00, 0.00, 0.00, \$25,000.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.27), Actual Frontage (94), Developer Discount, Parcel Acreage (0.27), 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 (0.27), 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 (\$25,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,000).

Data Source External Only

Collector 08/21/2024 js

Appraiser 09/26/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1300 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	50	\$2,300

Plumbing

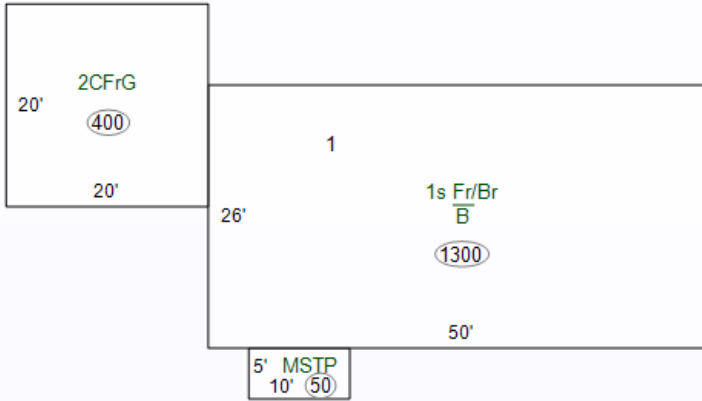
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1300	1300	\$130,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1300	0	\$41,500	
Crawl					
Slab					

Total Base \$172,100

Adjustments 1 Row Type Adj. x 1.00 \$172,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1300	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$186,100

Sub-Total, 1 Units

Exterior Features (+)	\$2,300	\$188,400
Garages (+) 400 sqft	\$17,600	\$206,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$166,345

Specialty Plumbing

Description	Count	Value
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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	3/6 Maso	C-1	1956	1956	69	A			0.85		2,600 sqft	\$166,345	42%	\$96,480	30%	100%	1.260	1.000	100.00	0.00	0.00	\$85,100