

89-18-04-210-211.000-030

MATTHEWS, GAYLE & DENISE

43 S 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number 89-18-04-210-211.000-030
Local Parcel Number 50-04-210-211.000-29

Ownership

MATTHEWS, GAYLE & DENISE
43 S 18TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner MATTHEWS, GAYLE Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/7/2024 CYCLICAL: 2025 GENERAL REVAL

Tax ID: 029-30293-00

Legal

32 1/2 FT N SIDE LOT 25 J P S ET AL 7 & 1/3 FT S SIDE LOT 24 J P S ETAL

Routing Number 5004210-083

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294278-029 WAYNE-294278 (029)

Section/Plat 5004210

Location Address (1) 43 S 18TH 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

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). Rows show data for years 2022-2025.

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

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. Row shows values for F, F, 40, 40x150, 1.06, \$403, \$427, \$17,080, 0%, 1.0000, 100.00, 0.00, 0.00, \$17,080.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (40), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$17,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,100).

Data Source External Only

Collector 04/11/2024 js

Appraiser 08/07/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1980 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
Patio, Brick	196	\$3,500
Porch, Open Frame	224	\$10,900
Balcony	224	\$4,000
Stoop, Masonry	166	\$4,100

Plumbing

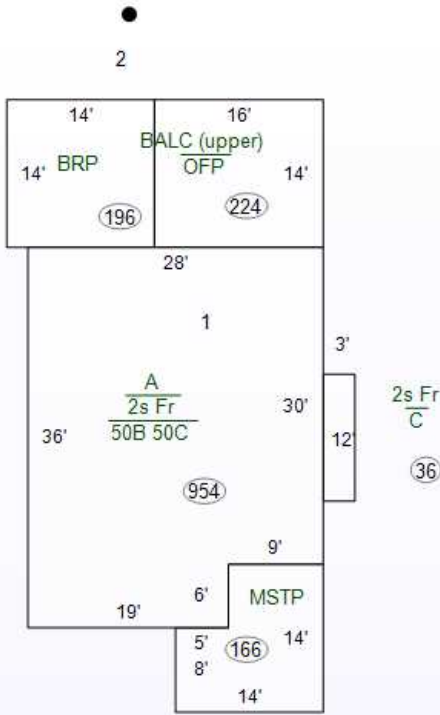
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	990	990	\$105,300	
2	1Fr	990	990	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic		954	0	\$8,200	
Bsmt		477	0	\$23,400	
Crawl		513	0	\$5,900	
Slab					

Total Base \$194,800

Adjustments 1 Row Type Adj. x 1.00 \$194,800

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 (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$200,900

Sub-Total, 1 Units

Exterior Features (+)	\$22,500	\$223,400
Garages (+) 0 sqft	\$0	\$223,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$170,901

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	2	Wood Fr	D+2	1900	1950	75	A			0.85		3,411 sqft	\$170,901	50%	\$85,450	0%	100%	0.950	1.000	100.00	0.00	0.00	\$81,200
2: Detached Garage/Boat H	1	Wood Fr	C	1981	1981	44	A		\$39.83	0.85	\$33.86	24'x30'	\$24,376	30%	\$17,060	0%	100%	0.950	1.000	100.00	0.00	0.00	\$16,200