

89-18-04-210-310.000-030

DOUBLE G PROPERTIES LLC

52 S 18TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number 89-18-04-210-310.000-030
Local Parcel Number 50-04-210-310.000-29

Tax ID: 029-40126-00

Routing Number 5004210-071

Property Class 520 RENTAL
2 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 294278-029 WAYNE-294278 (029)

Section/Plat 5004210

Location Address (2) 52 S 18TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

DOUBLE G PROPERTIES LLC
PO BOX 566
EATON, OH 45320

Legal

LOT 2 W H & J H H



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/13/2017 to 01/01/1900.

Notes

8/7/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 04/11/2024 js

Appraiser 08/07/2024 Nexus

Total Value \$17,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1942 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	234	\$10,900
Porch, Enclosed Frame	44	\$6,300
Canopy, Shed Type	44	\$500

Plumbing

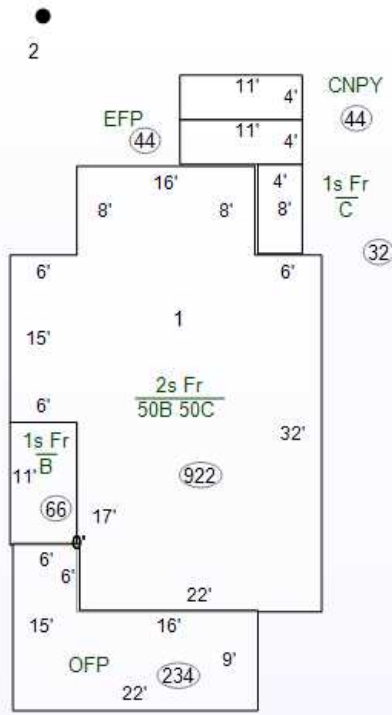
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	2
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1020	1020	\$106,900	
2	1Fr	922	922	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		527	0	\$24,700	
Crawl		493	0	\$5,700	
Slab					

Total Base \$186,900

Adjustments 1 Row Type Adj. x 1.00 \$186,900

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1020	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$199,500

Sub-Total, 1 Units

Exterior Features (+)	\$17,700	\$217,200
Garages (+) 0 sqft	\$0	\$217,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$166,158

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	Wood Fr	D+2	1900	1900	125	A		0.85		2,469 sqft	\$166,158	50%	\$83,080	50%	100%	0.950	1.000	50.00	50.00	0.00	\$39,500
2: Detached Garage/Boat H	1	Stone	C	1900	1894	131	F	\$65.43	0.85	\$55.62	18'x20'	\$21,127	50%	\$10,560	0%	100%	0.950	1.000	100.00	0.00	0.00	\$10,000