

89-18-04-220-311.000-030

General Information

Parcel Number
89-18-04-220-311.000-030

Local Parcel Number
50-04-220-311.000-29

Tax ID:
029-00002-00

Routing Number
5004220-087

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 293370-029
WAYNE-293370 (029)

Section/Plat
5004220

Location Address (1)
2018 S A ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
Level

Public Utilities
All

ERA
All

Streets or Roads
Paved

TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

DAVIS, RYAN EDWARD

Ownership

DAVIS, RYAN EDWARD
2018 S A ST
RICHMOND, IN 47374

Legal

LOT 5 R S SUB



2018 S A ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/17/2022	DAVIS, RYAN EDWA	2022001479	WD	/		I
02/17/2022	PATTERSON, LEONC	2022001478	SA	/		I
01/01/1900	PATTERSON, THOMA		CO	/		I

510, 1 Family Dwell - Platted Lot

Res

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	☐	☐	☐	☐	☐
\$24,300	Land	\$24,300	\$20,700	\$18,100	\$18,100	\$18,100
\$24,300	Land Res (1)	\$24,300	\$20,700	\$18,100	\$18,100	\$18,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$131,800	Improvement	\$131,800	\$123,400	\$108,100	\$80,000	\$74,500
\$131,800	Imp Res (1)	\$131,800	\$123,400	\$108,100	\$80,000	\$74,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$156,100	Total	\$156,100	\$144,100	\$126,200	\$98,100	\$92,600
\$156,100	Total Res (1)	\$156,100	\$144,100	\$126,200	\$98,100	\$92,600
\$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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	CTB	44	44x140	1.03	\$537	\$553	\$24,332	0%	1.0000	100.00	0.00	0.00	\$24,330

Land Computations

Calculated Acreage	0.14
Actual Frontage	44
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	\$24,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,300

WAYNE-293370 (029)/2933 1/2

Notes

11/4/2024 Misc: 2025 GENERAL REVAUATION
10/8/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D++

Data Source External Only

Collector 08/27/2024 js

Appraiser 11/04/2024 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	3070 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	180	\$9,200
Patio, Brick	128	\$2,300

Plumbing

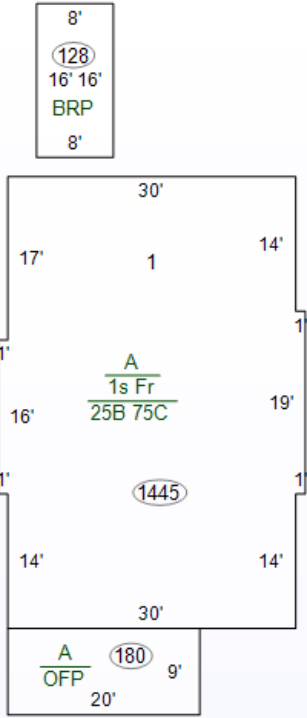
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1445	1445	\$131,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1625	1625	\$31,500	
Bsmt		361	0	\$20,700	
Crawl		1084	0	\$7,900	
Slab					

Total Base \$191,900

Adjustments 1 Row Type Adj. x 1.00 \$191,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1445 A:1625	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$202,300

Sub-Total, 1 Units

Exterior Features (+)	\$11,500	\$213,800
Garages (+) 0 sqft	\$0	\$213,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$163,557

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+2	1900	1980	45 A		0.85		3,431 sqft	\$163,557	38%	\$101,410	0%	100%	1.210	1.000	100.00	0.00	0.00	\$122,700
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105 A	\$55.64	0.85	\$47.29	12'x24'	\$13,621	45%	\$7,490	0%	100%	1.210	1.000	100.00	0.00	0.00	\$9,100