

89-18-04-230-710.000-030

STEVENS, DAVID CHRISTOPHE

427 S 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-293370 (029)/2933

1/2

General Information

Parcel Number 89-18-04-230-710.000-030
Local Parcel Number 50-04-230-710.000-29

Tax ID: 029-22623-00

Routing Number 5004230-040

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 5004230

Location Address (1)
427 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

Ownership

STEVENS, DAVID CHRISTOPHER
427 S 18TH ST
RICHMOND, IN 47374

Legal

LOT 94 REEVESTON PLACE



Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, STEVENS, DAVID CH, CO, /, I

Transfer of Ownership

Res

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), 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 for years 2025, 2024, 2023, 2022, 2021.

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. Row 1: F, F, 60, 60x147, 1.05, \$537, \$564, \$33,840, 0%, 1.0000, 100.00, 0.00, 0.00, \$33,840

Notes

8/6/2024 CYCLICAL: 2025 GENERAL REVAL

Land Computations

Table with columns: Description, Value. Rows include: Calculated Acreage (0.20), Actual Frontage (60), Developer Discount, Parcel Acreage (0.20), 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 (0.20), 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 (\$33,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,800)

Data Source External Only

Collector 04/11/2024 js

Appraiser 08/06/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1768 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, Concrete	112	\$800
Porch, Open Frame	64	\$5,300
Stoop, Masonry	63	\$2,700

Plumbing

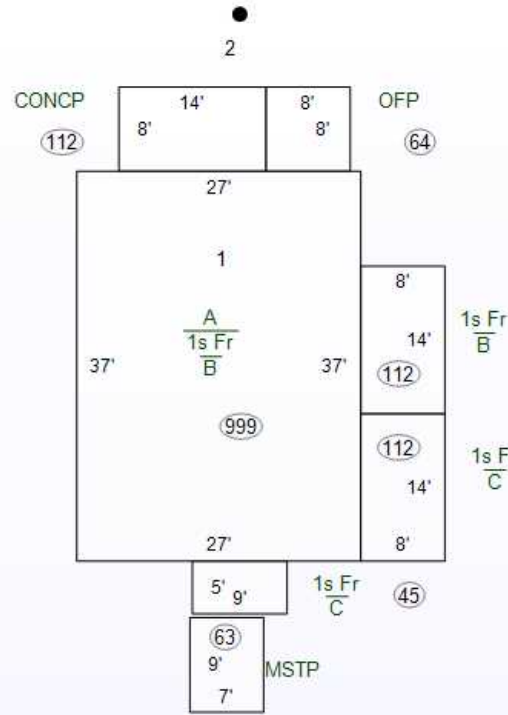
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1268	1268	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	999	500	\$16,400	
Bsmt	1111	0	\$36,900	
Crawl	157	0	\$3,500	
Slab				

Total Base \$179,500

Adjustments 1 Row Type Adj. x 1.00 \$179,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:300	\$4,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	A:500 1:1268	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$194,500

Sub-Total, 1 Units

Exterior Features (+)	\$8,800	\$203,300
Garages (+) 0 sqft	\$0	\$203,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$172,805

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	C	1937	1937	88 A		0.85		3,378 sqft	\$172,805	45%	\$95,040	13%	100%	1.210	1.000	100.00	0.00	0.00	\$100,000
2: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85 A	\$48.82	0.85	\$41.50	18'x22'	\$16,433	45%	\$9,040	0%	100%	1.210	1.000	100.00	0.00	0.00	\$10,900