

89-18-06-130-602.000-030

SCHAFFER, KIM D

401 SW 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-602.000-030
Local Parcel Number 50-06-130-602.000-29

Tax ID: 029-12853-00

Routing Number

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 294411-029
WAYNE-294411 (029)

Section/Plat 5006130

Location Address (1)
401 SW 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 2028

Ownership

SCHAFFER, KIM D
401 SW 18TH ST
RICHMOND, IN 47374

Legal

LOT 22 SUTTON & N 1/2 LOT 23 SUTTON

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/18/2024 to 01/01/1900.

Notes

8/9/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Year (2025-2022), 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).

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 (0.30), Actual Frontage (92), Developer Discount, Parcel Acreage (0.30), 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 (0.30), 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 (\$31,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,800).

Data Source External Only

Collector 08/08/2023 js

Appraiser 08/09/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1238 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	80	\$600
Canopy, Roof Extension	80	\$1,300
Porch, Open Masonry	164	\$9,700
Porch, Enclosed Frame	200	\$13,800

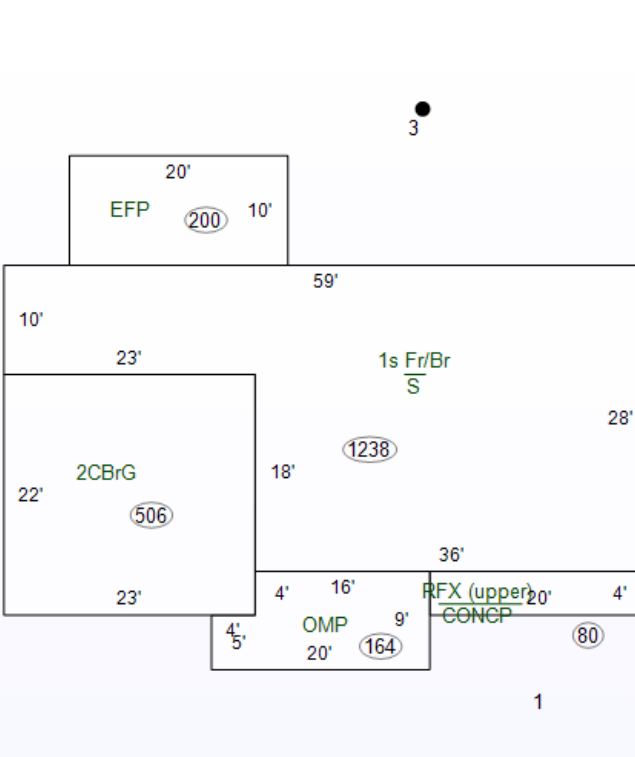
Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1238	1238	\$129,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1238	0	\$0	
				Total Base	\$129,400

Adjustments

1 Row Type Adj. x 1.00	\$129,400
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1238 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$136,000
Sub-Total, 1 Units	
Exterior Features (+)	\$25,400 \$161,400
Garages (+) 506 sqft	\$20,700 \$182,100
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.85
Replacement Cost	\$147,046

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	4/6 Maso	C-1	1976	1976	49	A		0.85		1,238 sqft	\$147,046	35%	\$95,580	15%	100%	1.050	1.000	100.00	0.00	0.00	\$85,300
2: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47	A	\$42.58	0.85	\$36.19	22'x24'	\$19,110	35%	\$12,420	0%	100%	1.050	1.000	100.00	0.00	0.00	\$13,000
3: Utility Shed	1	SV	D	2000	2000	25	F		0.85		10'x12'		60%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0