

89-18-06-130-604.000-030

OAK DRIVE PROPERTIES LLC

403 SW 18TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-604.000-030
Local Parcel Number 50-06-130-604.000-29

Tax ID: 029-99481-00

Routing Number

Property Class 510 RENTAL
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) 403 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

OAK DRIVE PROPERTIES LLC
3510 WYNFIELD DR
RICHMOND, IN 47374

Legal

LOT 24 SUTTON PLACE EX 20 X 20 FT OFF S
END; S 1/2 LOT 23 SUTTON PLACE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/30/2016 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: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for various categories.

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. Rows for F and F land types.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.23), Actual Frontage (75), Developer Discount, Parcel Acreage (0.23), 81-83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.23), 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 (\$0), CAP 2 Value (\$25,500), CAP 3 Value (\$0), Total Value (\$25,500).

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** 828 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	144	\$8,300
Stoop, Masonry	40	\$2,300
Porch, Open Frame	80	\$5,300
Stoop, Masonry	40	\$2,300

**Plumbing**

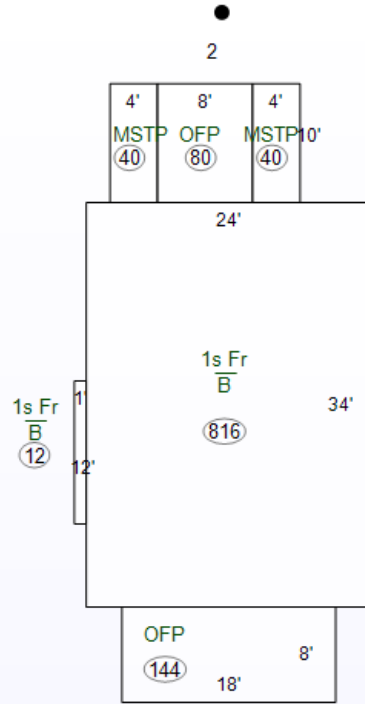
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	828	828	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		828	0	\$31,100	
Crawl					
Slab					

**Total Base** \$121,700

**Adjustments** 1 Row Type Adj. x 1.00 \$121,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:828	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$126,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,200	\$144,900
Garages (+) 0 sqft	\$0	\$144,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$104,690

**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	1	Wood Fr	D+1	1928	1928	97	A			0.85		1,656 sqft	\$104,690	50%	\$52,350	0%	100%	1.050	1.000	100.00	0.00	0.00	\$55,000
2: Detached Garage/Boat H	1	Wood Fr	C	1976	1976	49	A		\$41.81	0.85	\$35.54	24'x24'	\$20,470	35%	\$13,310	0%	100%	1.050	1.000	100.00	0.00	0.00	\$14,000