

89-15-25-440-202.000-030

SCOTT, PRESTON & SAVANNA

1314 NW 19TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-15-25-440-202.000-030
Local Parcel Number 48-25-440-202.000-29

Tax ID: 029-30012-00

Routing Number 4825440-015

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 295435-029
WAYNE-295435 (029)

Section/Plat 4825440

Location Address (1)
1314 NW 19TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
Sewer, Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

SCOTT, PRESTON & SAVANNA ABN
1314 NW 19TH ST
RICHMOND, IN 47374

Legal

LOT 11 BUCHHOLZ SUB DIV 1ST ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/19/2023 and 01/01/1900.

Notes

11/10/2021 Misc: 2022: GENERAL REVALUATION
9/12/2012 : 2012 INFORMAL REVIEW: CHANGE GRADE TO C-1 & COND TO F PER WAYNE TWP ASSESSOR ON 09-11-12

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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 shows values for F, F, 135, 135x193, 1.10, \$201, \$221, \$29,835, 0%, 1.0000, 100.00, 0.00, 0.00, \$29,840.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.60), Actual Frontage (135), Developer Discount, Parcel Acreage (0.60), 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 (0.60), 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 (\$29,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,800).

Data Source Aerial

Collector 09/20/2021 rc

Appraiser 11/10/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2539 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	420	\$2,900
Canopy, Roof Extension	150	\$2,100
Patio, Concrete	150	\$1,200

Plumbing

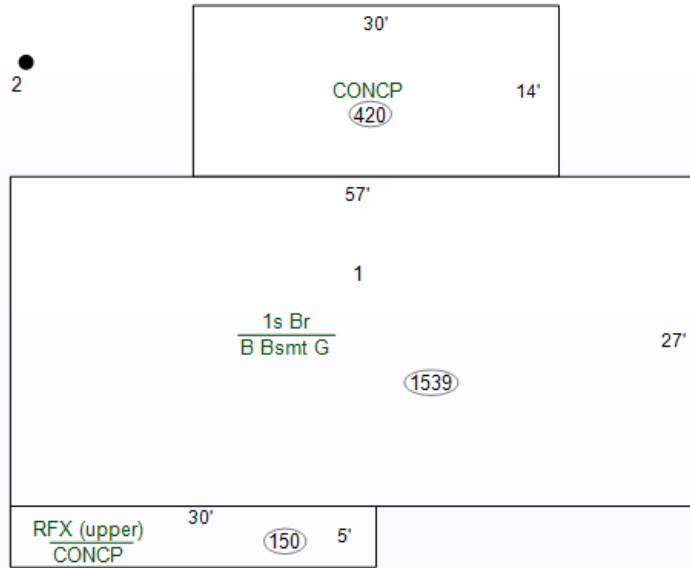
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
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	7	1539	1539	\$151,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1539	1000	\$84,700	
Crawl					
Slab					

Total Base \$236,300
Adjustments 1 Row Type Adj. x 1.00 \$236,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1539 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800 \$5,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$251,400

Sub-Total, 1 Units

Exterior Features (+)	\$6,200	\$257,600
Garages (+) 450 sqft	\$4,900	\$262,500
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$211,969

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	Brick	C-1	1967	1990	35	A		0.85		3,078 sqft	\$211,969	26%	\$156,860	0%	100%	0.980	1.000	100.00	0.00	0.00	\$153,700
2: Utility Shed	1	SV	C	2000	2000	25	A		0.85		10'x14'		55%		0%	100%	0.980	1.000	100.00	0.00	0.00	\$0