

89-16-33-340-509.000-030

COCHRAN AND ASSOCIATES IN

105 N 14TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-340-509.000-030
Local Parcel Number 46-33-340-509.000-29

Tax ID: 029-47771-00

Routing Number

Property Class 520 RENTAL
2 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 295272-029 WAYNE-295272 (029)

Section/Plat 4633340

Location Address (2) 105 N 14TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

COCHRAN AND ASSOCIATES INC 1410 N A ST RICHMOND, IN 47374

Legal

S 1/2 LOT 513 E S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/09/2021 to 01/01/1900.

Notes

8/13/2024 Misc: 2025 GENERAL REVALUATION
10/30/2020 Misc: 2021 GENERAL REVAL



Res

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, 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 show values for years 2022-2025.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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, 26, 26x165, 0.98, \$134, \$131, \$3,406, 0%, 1.0000, 100.00, 0.00, 0.00, \$3,410.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (26), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$3,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,400).

Data Source External Only

Collector 07/31/2024 js

Appraiser 08/13/2024 Nexus

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1838 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	75	\$5,300

Plumbing

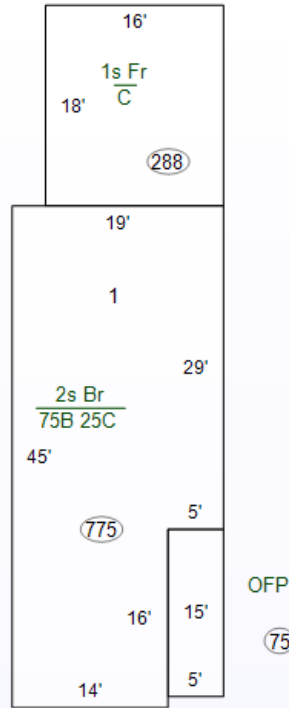
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1063	1063	\$117,200	
2	7	775	775	\$53,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		581	0	\$26,000	
Crawl		482	0	\$5,600	
Slab					

Total Base \$202,600

Adjustments 1 Row Type Adj. x 1.00 \$202,600

Unfin Int (-) \$0
 Ex Liv Units (+) C:1 \$8,800
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) \$0
 No Elec (-) \$0
 Plumbing (+ / -) 9 - 10 = -1 x \$0 (\$800)
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$210,600

Sub-Total, 1 Units

Exterior Features (+) \$5,300 \$215,900

Garages (+) 0 sqft \$0 \$215,900

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$155,988

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	2	5/6 Maso	D+1	1920	1920	105	A			0.85		2,419 sqft	\$155,988	50%	\$77,990	30%	100%	0.800	1.000	50.00	50.00	0.00	\$43,700