

89-16-33-340-904.000-030

FELLMAN, GREGGORY D

22 N 14TH ST

530, 3 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number 89-16-33-340-904.000-030
Local Parcel Number 46-33-340-904.000-29

Tax ID: 029-02770-00

Routing Number

Property Class 530
3 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 (1) 22 N 14TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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

FELLMAN, GREGGORY D
624 TALL OAKS AVE
LIMA, OH 45805

Legal

4 FT N PT LOT 507 E S LOT 506 E S

Transfer of Ownership

Date 01/01/1900 Owner FELLMAN, GREGGO
Doc ID Code Book/Page Adj Sale Price V/I
CO /

Notes

8/12/2024 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 for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy	Triplex
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3658 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	215	\$10,900
Porch, Open Frame	40	\$4,300
Porch, Enclosed Frame	84	\$7,800
Balcony	112	\$2,700

Plumbing

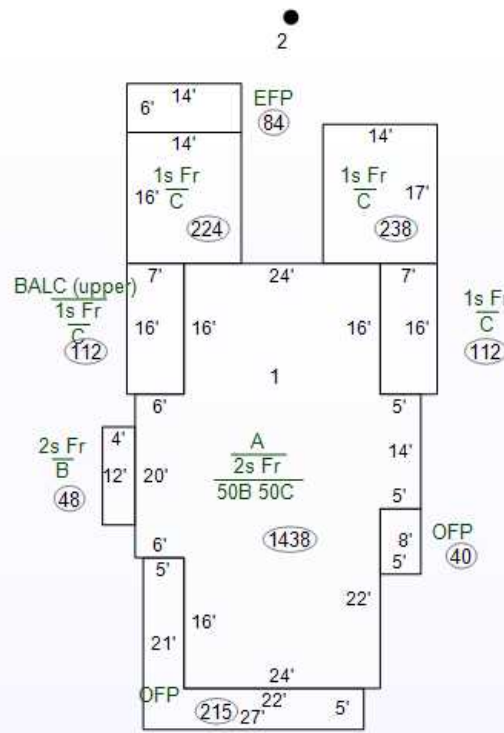
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	1	1
Add Fixtures	0	0
Total	7	13

Accommodations

Bedrooms	4
Living Rooms	3
Dining Rooms	1
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2172	2172	\$177,300	
2	1Fr	1486	1486	\$68,200	
3					
4					
1/4					
1/2					
3/4					
Attic		1438	0	\$10,200	
Bsmt		767	0	\$30,100	
Crawl		1405	0	\$9,000	
Slab					

Total Base \$294,800

Adjustments 1 Row Type Adj. x 1.00 \$294,800

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	13 - 15 = -2 x \$0	(\$1,600)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$310,800

Sub-Total, 1 Units

Exterior Features (+)	\$25,700	\$336,500
Garages (+) 0 sqft	\$0	\$336,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$300,326

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	Wood Fr	C+1	1885	1885	140	P			0.85		5,863 sqft	\$300,326	65%	\$105,110	49%	100%	0.800	1.000	34.00	66.00	0.00	\$42,900
2: Type 2 Barn	1		D	1900	1900	125	A		\$38.59	0.85		30' x 40' x 16'	\$25,680	65%	\$8,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,000