

89-18-04-120-301.000-030

SEARCY LIMITED LLC

22 S 14TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number
89-18-04-120-301.000-030

Local Parcel Number
50-04-120-301.000-29

Tax ID:
029-12909-00

Routing Number
5004120-075

Ownership

SEARCY LIMITED LLC
1050 AMBLING WAY
GALLATIN, TN 37066

Legal

LOT 159 BLK B M & C ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/09/2024	SEARCY LIMITED LL	2024007033	QC	/		I
01/07/2022	SEARCY, BRANDON	2022000238	WD	/	\$77,000	I
09/26/2017	KRISHNAN, RAJARA	2017007889	WD	/	\$65,000	V
04/15/2009	HILLIGOSS, PAMELA		CO	/	\$60,000	I
04/15/2009	HILLIGOSS, PAMELA		CO	/	\$60,000	I
04/15/2009	HILLIGOSS, PAMELA		CO	/	\$60,000	I

Notes

9/18/2018 Misc: 2019 GENERAL REVALUATION - 520 GR C-, COND F

Property Class 520 RENTAL
2 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 296356-029
WAYNE-296356 (029)

Section/Plat
5004120

Location Address (1)
22 S 14TH ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$4,800	Land	\$4,800	\$4,100	\$3,600	\$3,600	\$3,600
\$4,800	Land Res (1)	\$4,800	\$4,100	\$3,600	\$3,600	\$3,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$80,700	Improvement	\$80,700	\$69,500	\$61,300	\$61,200	\$50,200
\$43,200	Imp Res (1)	\$43,200	\$37,200	\$32,800	\$32,700	\$26,400
\$37,500	Imp Non Res (2)	\$37,500	\$32,300	\$28,500	\$28,500	\$23,800
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$85,500	Total	\$85,500	\$73,600	\$64,900	\$64,800	\$53,800
\$48,000	Total Res (1)	\$48,000	\$41,300	\$36,400	\$36,300	\$30,000
\$37,500	Total Non Res (2)	\$37,500	\$32,300	\$28,500	\$28,500	\$23,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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
F	F		45	45x165	1.05	\$101	\$106	\$4,770	0%	1.0000	100.00	0.00	0.00	\$4,770

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only Collector 08/13/2018 ts Appraiser 09/18/2018 tw

Land Computations

Calculated Acreage	0.17
Actual Frontage	45
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.17
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	0.17
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	\$4,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2624 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
Stoop, Masonry	84	\$2,700
Porch, Open Masonry	270	\$14,200

Plumbing

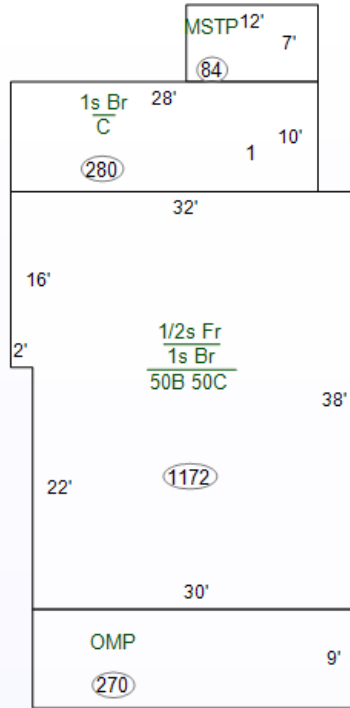
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	5
Living Rooms	2
Dining Rooms	2
Family Rooms	2
Total Rooms	14

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1452	1452	\$145,200	
2					
3					
4					
1/4					
1/2	1Fr	1172	1172	\$44,800	
3/4					
Attic					
Bsmt		586	0	\$26,000	
Crawl		866	0	\$7,100	
Slab					

Total Base \$223,100
Adjustments 1 Row Type Adj. x 1.00 \$223,100

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 (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$231,900

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$248,800
Garages (+) 0 sqft	\$0	\$248,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$200,906

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 1/2	3/6 Maso	C-1	1920	1920	105	A			0.85		3,210 sqft	\$200,906	45%	\$110,500	20%	100%	0.850	1.000	50.00	50.00	0.00	\$75,100
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	A		\$48.82	0.85	\$33.20	20'x20'	\$13,279	50%	\$6,640	0%	100%	0.850	1.000	100.00	0.00	0.00	\$5,600