

89-18-04-120-308.000-030

ARMSTRONG, LIZA P

74 S 14TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

**General Information**

**Parcel Number**  
89-18-04-120-308.000-030

**Local Parcel Number**  
50-04-120-308.000-29

**Tax ID:**  
029-07502-00

**Routing Number**  
5004120-069

**Ownership**

ARMSTRONG, LIZA P  
3500 GOLIAD LOT 307  
SAN ANTONIO, TX 78233

**Legal**

35 FT N S LOT 3 E R 8 FT S S LOT 2 E R

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/19/2020	ARMSTRONG, LIZA P	2020008487	WD	/	\$134,900	V
07/01/2014	KILLION, KYLE E	2014004663	CW	/	\$90,000	I
03/11/2013	CASEBOLT, STEVEN	2013002054	CT	/		I
02/07/2012	CASEBOLT, STEVEN	2012000892	SH	/	\$7,201	I
01/01/1900	JONES, CHARLIE R &	2012000892	SH	/	\$7,201	I

**Notes**

8/16/2024 Misc: 2025 GENERAL REVAUATION

11/20/2020 Misc: 2021: SALES REVIEW

**Property Class 510** RENTAL  
1 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)**  
74 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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$4,600</b>	<b>Land</b>	<b>\$4,600</b>	<b>\$3,900</b>	<b>\$3,400</b>	<b>\$3,400</b>	<b>\$3,400</b>
\$4,600	Land Res (1)	\$4,600	\$3,900	\$3,400	\$3,400	\$3,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$171,300</b>	<b>Improvement</b>	<b>\$171,300</b>	<b>\$146,900</b>	<b>\$129,600</b>	<b>\$129,500</b>	<b>\$118,700</b>
\$171,300	Imp Res (1)	\$171,300	\$146,900	\$129,600	\$129,500	\$118,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$175,900</b>	<b>Total</b>	<b>\$175,900</b>	<b>\$150,800</b>	<b>\$133,000</b>	<b>\$132,900</b>	<b>\$122,100</b>
\$175,900	Total Res (1)	\$175,900	\$150,800	\$133,000	\$132,900	\$122,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$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		43	43x165	1.05	\$101	\$106	\$4,558	0%	1.0000	100.00	0.00	0.00	\$4,560

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
N/A

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**Streets or Roads** Paved

**TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025  
Review Group 2029

Data Source External Only Collector 07/30/2024 js Appraiser 08/16/2024 Nexus

**Land Computations**

Calculated Acreage	0.16
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$4,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$4,600</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3707 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 Masonry 232 \$11,300

**Plumbing**

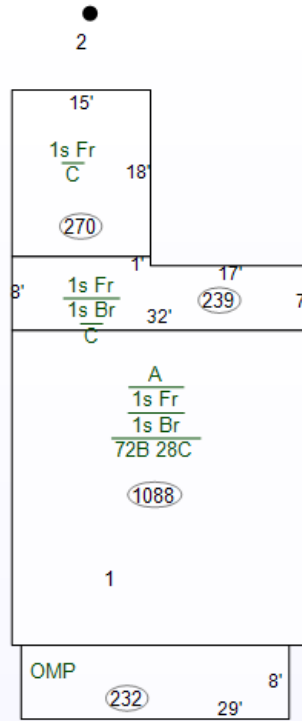
**#** **TF**  
**Full Bath** 2 6  
**Half Bath** 1 2  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 5 10

**Accommodations**

**Bedrooms** 5  
**Living Rooms** 1  
**Dining Rooms** 1  
**Family Rooms** 1  
**Total Rooms** 10

**Heat Type**

Central Warm Air



**Specialty Plumbing**

**Description** **Count** **Value**

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1597	1597	\$152,400	
2	1Fr	1327	1327	\$63,300	
3					
4					
1/4					
1/2					
3/4					
Attic		1088	783	\$20,700	
Bsmt		783	0	\$30,100	
Crawl		814	0	\$6,900	
Slab					

**Total Base** \$273,400

**Adjustments** **1 Row Type Adj. x 1.00** \$273,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1597 2:1327 \$7,600
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$289,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,300	\$300,800
Garages (+) 0 sqft	\$0	\$300,800
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.85	

**Replacement Cost** \$281,248

**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	2	3/6 Maso	C+2	1920	1980	45 A		0.85		4,795 sqft	\$281,248	30%	\$196,870	0%	100%	0.850	1.000	100.00	0.00	0.00	\$167,300
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 F	\$48.82	0.85	\$33.20	20'x20'	\$13,279	65%	\$4,650	0%	100%	0.850	1.000	100.00	0.00	0.00	\$4,000