

89-18-04-140-604.000-030

RYAN, PATRICK T & AMYJO A

414 S 14TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number 89-18-04-140-604.000-030
Local Parcel Number 50-04-140-604.000-29

Tax ID: 029-18793-00

Routing Number 5004140-061

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 296356-029
WAYNE-296356 (029)

Section/Plat 5004140

Location Address (1)
414 S 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

RYAN, PATRICK T & AMYJO A
414 S 14TH ST
RICHMOND, IN 47374

Legal

C T PRICE 2ND ADDN LOT 4 BLK 10

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/15/2016 to 01/01/1900.

Notes

8/16/2024 Misc: 2025 GENERAL REVAUATION
9/20/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D+



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, 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 07/30/2024 js

Appraiser 08/16/2024 Nexus

Total Value \$4,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1782 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	182	\$9,200
Patio, Concrete	288	\$2,200

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

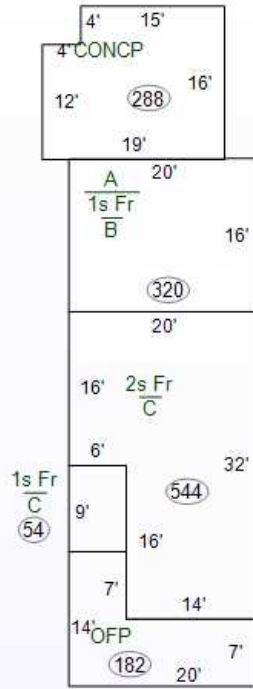
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	918	918	\$99,000	
2	1Fr	544	544	\$37,000	
3					
4					
1/4					
1/2					
3/4					
Attic		320	320	\$10,600	
Bsmt		320	0	\$20,200	
Crawl		598	0	\$6,300	
Slab					

Total Base \$173,100
Adjustments 1 Row Type Adj. x 1.00 \$173,100

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) MS:1 MO:1 \$4,500
 No Heating (-) \$0
 A/C (+) 1:918 2:544 A:320 \$5,800
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$183,400

Sub-Total, 1 Units

Exterior Features (+) \$11,400 \$194,800

Garages (+) 0 sqft \$0 \$194,800

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$140,743

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	D+1	1900	1900	125	A			0.85		2,102 sqft	\$140,743	50%	\$70,370	0%	100%	0.850	1.000	100.00	0.00	0.00	\$59,800
2: Utility Shed	1		C	1900	1900	125	A		\$20.44	0.85	\$17.37	12'x16'	\$3,336	65%	\$1,170	0%	100%	0.850	1.000	100.00	0.00	0.00	\$1,000