

General Information

Parcel Number
89-18-04-140-610.000-030

Local Parcel Number
50-04-140-610.000-29

Tax ID:
029-45566-00

Routing Number
5004140-067

Ownership

ROGERS, JOHN D
438 S 14TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/18/2011	ROGERS, JOHN D	2011001857	WD	/	\$40,000	V
11/23/2009	CHAD J STEGNER		CO	/	\$7,875	V
11/23/2009	STEGNER, CHAD J	2009010932	SW	/	\$7,875	V
10/23/2008	SECRETARY OF HOU	2008009643	SW	/		I
10/23/2008	GMAC MORTGAGE L	2008009642	SH	/		I
01/01/1900	SATHER, STEVE L	2008009642	SH	/		I

Notes

8/16/2024 Misc: 2025 GENERAL REVAUATION

9/20/2018 Misc: 2019 GENERAL REVALUATION

Legal

2ND ADDN CTP LOT 10 BLK 10



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)
438 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"/>
\$4,500	Land	\$4,500	\$3,800	\$3,300	\$3,300	\$3,300
\$4,500	Land Res (1)	\$4,500	\$3,800	\$3,300	\$3,300	\$3,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$52,500	Improvement	\$52,500	\$45,800	\$40,300	\$40,300	\$37,000
\$52,500	Imp Res (1)	\$52,500	\$45,800	\$40,300	\$40,300	\$37,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$57,000	Total	\$57,000	\$49,600	\$43,600	\$43,600	\$40,300
\$57,000	Total Res (1)	\$57,000	\$49,600	\$43,600	\$43,600	\$40,300
\$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		42	42x165	1.05	\$101	\$106	\$4,452	0%	1.0000	100.00	0.00	0.00	\$4,450

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

Data Source External Only

Collector 07/30/2024 js

Appraiser 08/16/2024 Nexus

Land Computations

Calculated Acreage	0.16
Actual Frontage	42
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	\$4,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1152 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	96	\$6,300

Plumbing

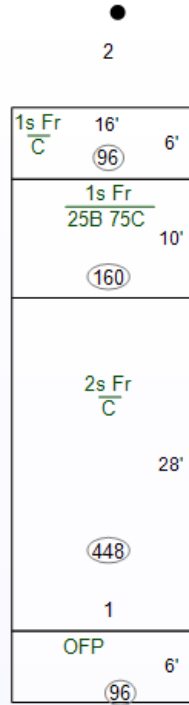
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	704	704	\$80,600	
2	1Fr	448	448	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		40	0	\$16,400	
Crawl		664	0	\$6,500	
Slab					

Total Base \$135,800
Adjustments 1 Row Type Adj. x 1.00 \$135,800

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:704 2:704 \$6,100
 No Elec (-) \$0
 Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$143,500

Sub-Total, 1 Units

Exterior Features (+) \$6,300 \$149,800

Garages (+) 0 sqft \$0 \$149,800

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$108,231

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	Wood Fr	D+1	1910	1960	65 A		0.85		1,192 sqft	\$108,231	47%	\$57,360	0%	100%	0.850	1.000	100.00	0.00	0.00	\$48,800
2: Detached Garage/Boat H	1	Wood Fr	D	1910	1910	115 F	\$51.44	0.85	\$34.98	18'x20'	\$12,593	65%	\$4,410	0%	100%	0.850	1.000	100.00	0.00	0.00	\$3,700