

89-18-04-140-717.000-030

ROCKWELL PROPERTIES LLC

437 S 14TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/4

**General Information**

**Parcel Number**  
89-18-04-140-717.000-030

**Local Parcel Number**  
50-04-140-717.000-29

**Tax ID:**  
029-03786-00

**Routing Number**  
5004140-074

**Ownership**

ROCKWELL PROPERTIES LLC  
PO BOX 10  
CENTERVILLE, IN 47330

**Legal**  
C T P 2ND ADDN TO RICHMOND LOT 17 BLK 9

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/20/2022	ROCKWELL PROPER	2022005287	WD	/	\$29,800	I
10/13/2009	BROCK, BENJAMIN D		CO	/	\$25,000	V
10/13/2009	BROCK, BENJAMIN D	2009009677	WD	/	\$25,000	V
01/01/1900	BRUMFIELD, DENVE	2009009677	WD	/	\$25,000	I

**Notes**

8/15/2024 Misc: 2025 GENERAL REVAUATION

9/24/2018 Misc: 2019 GENERAL REVALUATION - 520 GR C-, REMOVE SV

**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**  
5004140

**Location Address (1)**  
437 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>\$4,500</b>	<b>Land</b>	<b>\$4,500</b>	<b>\$3,800</b>	<b>\$3,300</b>	<b>\$3,300</b>	<b>\$3,300</b>
\$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
<b>\$38,500</b>	<b>Improvement</b>	<b>\$38,500</b>	<b>\$35,300</b>	<b>\$32,900</b>	<b>\$32,900</b>	<b>\$31,500</b>
\$14,800	Imp Res (1)	\$14,800	\$14,800	\$14,800	\$14,800	\$14,800
\$23,700	Imp Non Res (2)	\$23,700	\$20,500	\$18,100	\$18,100	\$16,700
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$43,000</b>	<b>Total</b>	<b>\$43,000</b>	<b>\$39,100</b>	<b>\$36,200</b>	<b>\$36,200</b>	<b>\$34,800</b>
\$19,300	Total Res (1)	\$19,300	\$18,600	\$18,100	\$18,100	\$18,100
\$23,700	Total Non Res (2)	\$23,700	\$20,500	\$18,100	\$18,100	\$16,700
\$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 08/15/2024 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
<b>Total Value</b>	<b>\$4,500</b>

**General Information**

**Occupancy** Row Type  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1472 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
Patio, Concrete	112	\$800
Canopy, Shed Type	112	\$900
Porch, Open Frame	98	\$6,300

**Plumbing**

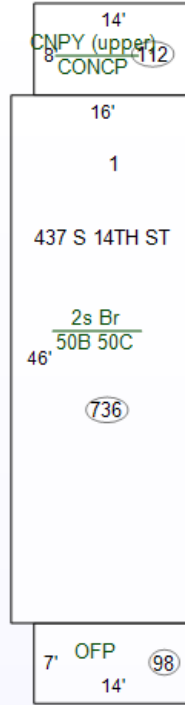
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	736	736	\$91,700	
2	7	736	736	\$51,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		368	0	\$21,100	
Crawl		368	0	\$4,900	
Slab					

**Total Base** \$169,600

**Adjustments** 2 Row Type Adj. x 0.92 \$156,032

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$156,032

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,000	\$164,032
Garages (+) 0 sqft	\$0	\$164,032
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$132,456</b>

**Specialty Plumbing**

Description	Count	Value
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**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	SV	C-1	1910	1910	115	P		0.85		1,840 sqft		65%		40%	100%	0.850	1.000	100.00	0.00	0.00	\$14,800

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 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	120	\$1,000
Canopy, Shed Type	120	\$1,100
Porch, Open Frame	98	\$6,300

**Plumbing**

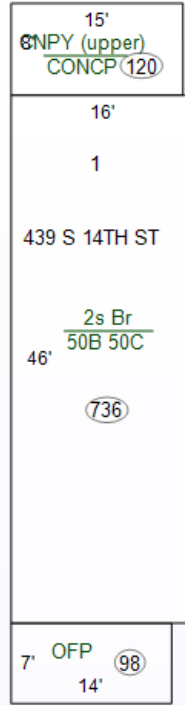
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

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**Sub-Total, One Unit** \$156,032

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Exterior Features (+)	\$8,400	\$164,432
Garages (+) 0 sqft	\$0	\$164,432
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$132,779

**Summary of Improvements**

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1: Residential Dwelling	2	Brick	C-1	1910	1910	115	P			0.85		1,840 sqft	\$132,779	65%	\$46,470	40%	100%	0.850	1.000	0.00	100.00	0.00	\$23,700

