

89-18-04-140-724.000-030

BRYANT LEASING LLC

413 S 14TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number
89-18-04-140-724.000-030

Local Parcel Number
50-04-140-724.000-29

Tax ID:
029-53172-00

Routing Number
5004140-081

Ownership

BRYANT LEASING LLC
320 N 8TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/24/2009	BRYANT LEASING LL		CO	/	\$8,000	I
11/24/2009	BRYANT LEASING LL	2009010961	WD	/		I
08/04/2008	FIRST BANK RICHMO	2008007026	SH	/		I
01/01/1900	NICHOLSON, CHRIST	2008007026	SH	/		I

Notes

8/15/2024 Misc: 2025 GENERAL REVALUATION

9/24/2018 Misc: 2019 GENERAL REVALUATION - 520 GR D++, COND F / REMOVE CONCP

Legal

34.9 FT N SIDE C T PRICE 2ND ADDN LOT 23 BLK 9



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)
413 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"/>
\$3,600	Land	\$3,600	\$3,100	\$2,700	\$2,700	\$2,700
\$3,600	Land Res (1)	\$3,600	\$3,100	\$2,700	\$2,700	\$2,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$45,400	Improvement	\$45,400	\$39,500	\$34,800	\$34,800	\$31,900
\$22,700	Imp Res (1)	\$22,700	\$19,800	\$17,400	\$17,400	\$16,000
\$22,700	Imp Non Res (2)	\$22,700	\$19,700	\$17,400	\$17,400	\$15,900
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,000	Total	\$49,000	\$42,600	\$37,500	\$37,500	\$34,600
\$26,300	Total Res (1)	\$26,300	\$22,900	\$20,100	\$20,100	\$18,700
\$22,700	Total Non Res (2)	\$22,700	\$19,700	\$17,400	\$17,400	\$15,900
\$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		34	34x165	1.05	\$101	\$106	\$3,604	0%	1.0000	100.00	0.00	0.00	\$3,600

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	0.13
Actual Frontage	34
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.13
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	0.13
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	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,600

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	2068 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	114	\$10,600
Porch, Open Frame	84	\$5,300

Plumbing

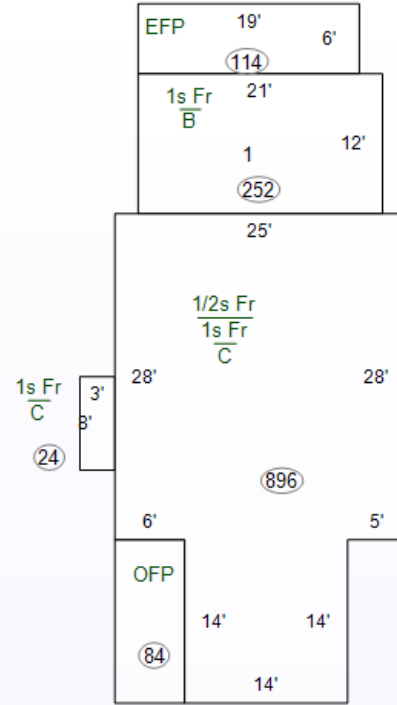
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1172	1172	\$116,200	
2					
3					
4					
1/4					
1/2	1Fr	896	896	\$38,800	
3/4					
Attic					
Bsmt		252	0	\$19,000	
Crawl		920	0	\$7,300	
Slab					

Total Base \$181,300

Adjustments 1 Row Type Adj. x 1.00 \$181,300

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1172 1/2:896	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$195,400

Sub-Total, 1 Units

Exterior Features (+)	\$15,900	\$211,300
Garages (+) 0 sqft	\$0	\$211,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$152,664

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	Wood Fr	D+1	1900	1900	125	F			0.85		2,320 sqft	\$152,664	65%	\$53,430	0%	100%	0.850	1.000	50.00	50.00	0.00	\$45,400