

89-18-04-320-512.000-030

AUSTIN, CHARLIE L & CLYDIE M

627 S 14TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/2

General Information

Parcel Number 89-18-04-320-512.000-030
Local Parcel Number 50-04-320-512.000-29

Tax ID: 029-00490-00

Routing Number 5004320-088

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 294389-029
WAYNE-294389 (029)

Section/Plat 5004320

Location Address (1)
627 S 14TH ST
RICHMOND, IN 47374

Zoning

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 2027

Ownership

AUSTIN, CHARLIE L & CLYDIE M
627 S 14TH ST
RICHMOND, IN 47374

Legal

LOT 41 BROWNS SOUTHLAND



Transfer of Ownership

Date 01/01/1900 Owner AUSTIN, CHARLIE L Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/28/2022 Misc: 2023 GENERAL REVAL

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 1' X 132', CI 1' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$12,900).

Data Source External Only

Collector 12/09/2022 jh

Appraiser 12/28/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 962 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
Stoop, Masonry	88	\$3,200
Canopy, Shed Type	88	\$900
Porch, Open Frame	36	\$3,400

Plumbing

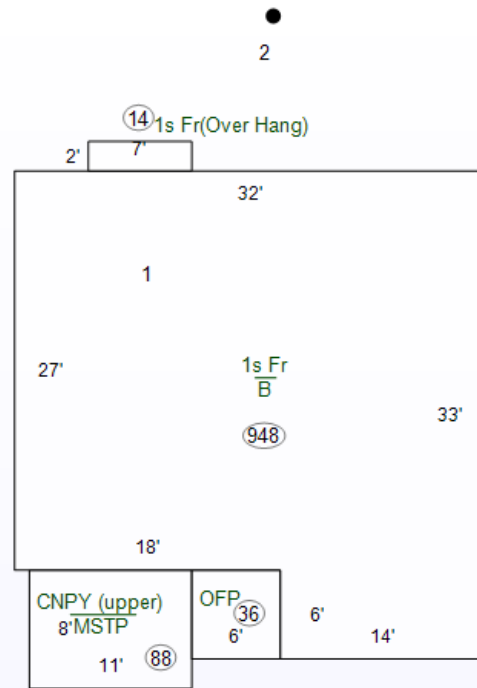
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	962	962	\$101,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		948	0	\$33,600	
Crawl					
Slab					

Total Base \$134,700

Adjustments 1 Row Type Adj. x 1.00 \$134,700

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 \$134,700

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$142,200
Garages (+) 0 sqft	\$0	\$142,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$120,870

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	1	Wood Fr	C	1930	1975	50	G		0.85		1,910 sqft	\$120,870	30%	\$84,610	0%	100%	1.050	1.000	100.00	0.00	0.00	\$88,800
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	A	\$67.14	0.85	\$45.66	12'x18'	\$9,862	50%	\$4,930	0%	100%	1.050	1.000	100.00	0.00	0.00	\$5,200