

General Information

Parcel Number 89-18-04-320-907.000-030
Local Parcel Number 50-04-320-907.000-29

Tax ID: 029-03077-00

Routing Number 5004320-125

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 5004320

Location Address (1)
724 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

SHEPHERD, ANDREW
231 NW 18TH ST
RICHMOND, IN 47374

Legal

LOTS 24 & 25 BROWNS SOUTHLAND



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 06/06/2024 to 01/01/1900.

Notes

12/27/2022 Misc: 2023 GENERAL REVAL

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 valuation data 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. Row shows data for F, F, 86, 86x165, 1.05, \$101, \$106, \$9,116, -5%, 1.0000, 100.00, 0.00, 0.00, \$8,660.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.33), Actual Frontage (86), Developer Discount, Parcel Acreage (0.33), 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 (0.33), 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 (\$8,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1440 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	306	\$2,200

Plumbing

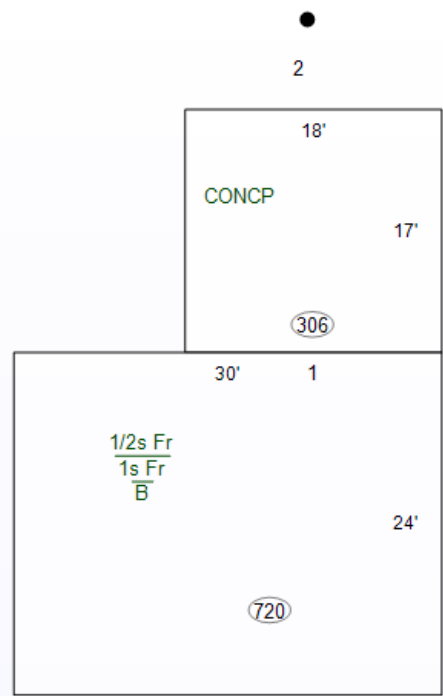
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$82,500	
2					
3					
4					
1/4					
1/2	1Fr	720	720	\$33,900	
3/4					
Attic					
Bsmt		720	0	\$29,100	
Crawl					
Slab					

Total Base \$145,500

Adjustments 1 Row Type Adj. x 1.00 \$145,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:720 1/2:720 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$151,000

Sub-Total, 1 Units

Exterior Features (+) \$2,200 \$153,200

Garages (+) 0 sqft \$0 \$153,200

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$123,709

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 1/2	Wood Fr	C-1	1938	1975	50	A		0.85		2,160 sqft	\$123,709	35%	\$80,410	0%	100%	0.850	1.000	100.00	0.00	0.00	\$68,300
2: Detached Garage/Boat H	1	Wood Fr	C	1988	1988	37	F	\$36.00	0.85	\$30.60	24'x36'	\$26,438	34%	\$17,450	0%	100%	0.850	1.000	100.00	0.00	0.00	\$14,800