

89-18-06-120-419.000-030

FISCHER, DON

176 SW 14TH ST

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-120-419.000-030
Local Parcel Number 50-06-120-419.000-29

Tax ID: 029-15036-00

Routing Number

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 294411-029 WAYNE-294411 (029)
Section/Plat 5006120
Location Address (1) 176 SW 14TH ST RICHMOND, IN 47374

Ownership

FISCHER, DON
176 SW 14TH ST
RICHMOND, IN 47374

Legal

LOT 60 E HTS LOT 61 E HTS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, FISCHER, DON, CO, /, I

Notes

8/31/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows for 2025, 2024, and 2023.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.22), Actual Frontage (63), Developer Discount, Parcel Acreage (0.22), 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 (0.22), 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 (\$22,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,400).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/22/2023 js

Appraiser 08/31/2023 Nexus

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1756 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Canopy, Roof Extension	260	\$3,200
Patio, Concrete	260	\$1,900

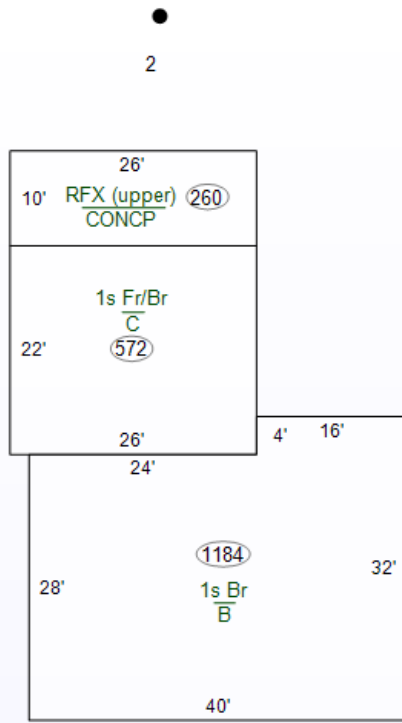
Plumbing

	#	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	1
Total Rooms	6

Heat Type



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1756	1756	\$163,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1184	0	\$38,600	
Crawl	572	0	\$6,200	
Slab				

Total Base		\$208,600
Adjustments	1 Row Type Adj. x 1.00	\$208,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$6,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1756	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$221,600
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Sub-Total, 1 Units	
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Exterior Features (+)	\$5,100	\$226,700
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Garages (+) 0 sqft	\$0	\$226,700
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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Replacement Cost	\$173,426
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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: Single-Family	1	5/6 Maso	D+2	1967	1980	45 F		0.85		2,940 sqft	\$173,426	45%	\$95,380	35%	100%	1.050	1.000	100.00	0.00	0.00	\$65,100
2: Detached Garage/Boat H	1	Wood Fr	C	1968	1968	57 A	\$46.21	0.85	\$39.28	20'x22'	\$17,283	40%	\$10,370	50%	100%	1.050	1.000	0.00	0.00	100.00	\$5,400
3: Detached Garage/Boat H	1	Wood Fr	C	2004	2008	17 A	\$34.59	0.85	\$29.40	24'x42'	\$29,637	16%	\$24,890	0%	100%	1.050	1.000	100.00	0.00	0.00	\$26,100
4: Lean-To	1	Earth Flo	D	2016	2016	9 A	\$4.69	0.85		14'x18' x 8'	\$804	20%	\$640	0%	100%	1.050	1.000	0.00	0.00	100.00	\$700