

General Information

Parcel Number 89-18-09-120-116.000-030
Local Parcel Number 50-09-120-116.000-29

Ownership

VELAZQUEZ, ROMULO GABRIEL PE
433 SW 17TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/25/2014 and 01/01/1900.

Notes

10/18/2022 Misc: 2023 GENERAL REVAL

Tax ID: 029-05241-00

Legal

LOT 18 C BAKER ADDN

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 295379-029 WAYNE-295379 (029)

Section/Plat 5009120

Location Address (1) 1215 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 Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 09/26/2022 jh

Appraiser 10/18/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (50), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$7,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,100).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1380 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
Porch, Enclosed Frame	180	\$12,800
Wood Deck	128	\$3,300
Canopy, Shed Type	128	\$1,100

**Plumbing**

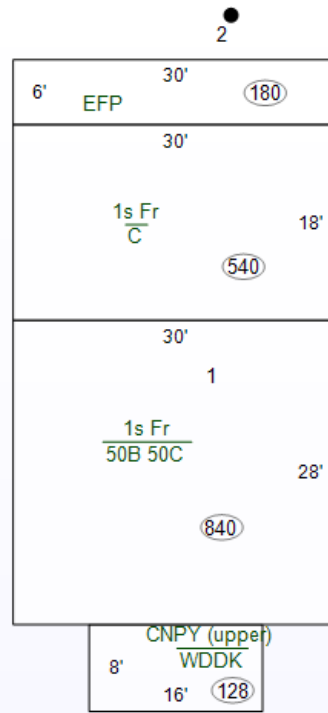
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	1380	1380	\$127,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	420	0	\$22,100	
Crawl	960	0	\$7,400	
Slab				

**Total Base** \$157,400

**Adjustments** 1 Row Type Adj. x 1.00 \$157,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1380 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$162,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,200	\$179,200
Garages (+) 0 sqft	\$0	\$179,200
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

**Replacement Cost** \$121,856

**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	Wood Fr	D	1950	1950	75	A		0.85			1,800 sqft	\$121,856	50%	\$60,930	0%	100%	0.900	1.000	100.00	0.00	0.00	\$54,800
2: Utility Shed	1	SV	D	2009	2009	16	A		0.85			8'x12'		45%		0%	100%	0.900	1.000	100.00	0.00	0.00	\$0