

89-18-09-120-328.000-030

General Information

Parcel Number
89-18-09-120-328.000-030

Local Parcel Number
50-09-120-328.000-29

Tax ID:
029-47582-00

Routing Number

Property Class 510 RENTAL
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 295379-029
WAYNE-295379 (029)

Section/Plat
5009120

Location Address (1)
1330 S 14TH ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 30, 2025

Review Group 2027

KT PROPERTY GROUP LLC

Ownership

KT PROPERTY GROUP LLC
801 N A ST
RICHMOND, IN 47374

Legal

LOT 32 M M



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	Inf
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	09/03/2021
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	☐	☐	☐	☐	☒
\$6,400	Land	\$6,400	\$5,400	\$4,800	\$4,800	\$4,800
\$6,400	Land Res (1)	\$6,400	\$5,400	\$4,800	\$4,800	\$4,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$30,800	Improvement	\$30,800	\$26,300	\$23,100	\$18,400	\$18,600
\$30,800	Imp Res (1)	\$30,800	\$26,300	\$23,100	\$18,400	\$18,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$37,200	Total	\$37,200	\$31,700	\$27,900	\$23,200	\$23,400
\$37,200	Total Res (1)	\$37,200	\$31,700	\$27,900	\$23,200	\$23,400
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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		50	50x121	0.90	\$141	\$127	\$6,350	0%	1.0000	100.00	0.00	0.00	\$6,350

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Data Source External Only

Collector 10/31/2022 jh

Appraiser 10/31/2022 Nexus

1330 S 14TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/04/2019	KT PROPERTY GRO	2019007925	WD	/	\$17,500	I
09/03/2019	ROBINSON, CHARLO	2019007059	QC	/		I
02/11/2013	ROBINSON, DANIEL	2013001164	WD	/	\$16,000	I
08/29/2012	POWELL, DANIEL JR	2012007316	SW	/	\$8,000	I
02/28/2012	SECRETARY OF HOU	2012001462	WD	/	\$0	I
07/05/2011	PNC MORTGAGE	2011004910	SH	/	\$65,287	I

Res

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Collector 10/31/2022 jh

Appraiser 10/31/2022 Nexus

WAYNE-295379 (029)/2953 1/2

Notes

10/31/2022 Misc: 2023 GENERAL REVALUATION
9/3/2021 Misc: 2021: INFORMAL REVIEW

Res

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Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.14
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	0.14
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	\$6,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,400

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

994 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

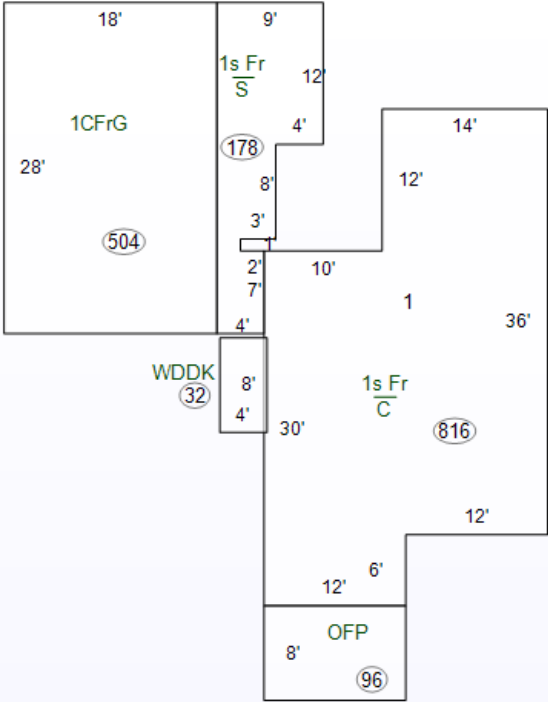
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	96	\$6,300
Wood Deck	32	\$1,200



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	994	994	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		816	0	\$6,900	
Slab		178	0	\$0	
				Total Base	\$112,200
Adjustments				1 Row Type Adj. x 1.00	\$112,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:994	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$116,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,500	\$123,500
Garages (+) 504 sqft				\$20,100	\$143,600
Quality and Design Factor (Grade)				0.85	
Location Multiplier				0.85	
				Replacement Cost	\$103,751

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	D+1	1948	1980	45 F		0.85		994 sqft	\$103,751	45%	\$57,060	40%	100%	0.900	1.000	100.00	0.00	0.00	\$30,800