

89-18-09-320-215.000-030

WHITELEY, CHRISTOPHER D &

1414 S T ST

510, 1 Family Dwell - Platted Lot

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-18-09-320-215.000-030
Local Parcel Number 50-09-320-215.000-29

Tax ID: 029-45589-00

Routing Number 5009320-043

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 295435-029
WAYNE-295435 (029)

Section/Plat 5009320

Location Address (1)
1414 S T 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

Ownership

WHITELEY, CHRISTOPHER D & GIGI
1414 S T ST
RICHMOND, IN 47374

Legal

LOTS 50 & 51 SHARRON-ANN ADDN



Transfer of Ownership

Date 01/01/1900 Owner WHITELEY, CHRISTO Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/2/2022 Misc: 2023 GENERAL REVALUATION

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

Table with 7 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). Values range from \$0 to \$147,600.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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. Values include F, F, 101, 101x153, 1.01, \$201, \$203, \$20,503, 0%, 1.0000, 100.00, 0.00, 0.00, \$20,500.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.35), Actual Frontage (101), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$20,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1680 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	70	\$600
Wood Deck	192	\$4,600
Canopy, Roof Extension	150	\$2,100
Wood Deck	192	\$4,600

Plumbing

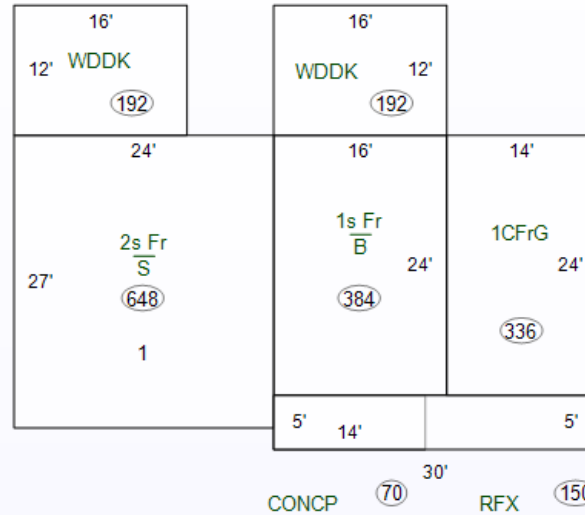
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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
CONCP	70	
RFX	150	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1032	1032	\$106,900	
2	1Fr	648	648	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		384	0	\$21,100	
Crawl					
Slab		648	0	\$0	
				Total Base	\$168,900

Adjustments

1 Row Type Adj. x 1.00	\$168,900
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1032 2:648 \$5,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$180,900

Sub-Total, 1 Units

Exterior Features (+)	\$11,900	\$192,800
Garages (+) 336 sqft	\$16,500	\$209,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$177,905

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	2	Wood Fr	C	1960	1960	65	G			0.85		2,064 sqft	\$177,905	37%	\$112,080	0%	100%	0.980	1.000	100.00	0.00	0.00	\$109,800
2: Detached Garage/Boat H	1	Wood Fr	C	1981	1981	44	A		\$38.62	0.85	\$32.83	24'x32'	\$25,211	30%	\$17,650	0%	100%	0.980	1.000	100.00	0.00	0.00	\$17,300