General Information

Parcel Number
89-18-09-340-206.000-030

Local Parcel Number
50-09-340-206.000-29

Tax ID:
029-18098-00

Routing Number
5009340-041

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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
5009340

Location Address (1)
2033 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 Monday, May 1, 2023
Review Group 2023

Ownership

JACKSON, IAN MICHAEL & LAURA R
2033 S 14TH ST
RICHMOND, IN 47374

Legal

LOTS 61, 62 & 63 CT PRICE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/30/2019	JACKSON, IAN MICH	2019010151	WD	/	$100,000	I
12/29/2017	SNEDIGAR, JOSHUA	2017010337	WD	/	$80,000	V
12/23/2013	SONSINI, ANTOINET	2013011104	QC	/	$0	I
12/23/2013	SONSINI, ANTOINET	2013011102	WD	/	$53,000	I
05/10/2013	ABNER, STEPHEN T	2013004168	TD	/	$0	I
05/10/2013	ABNER, STEPHEN T	2013004168	TD	/	$0	I

Notes

11/7/2022 Misc: 2023 GENERAL REVALUATION

2/13/2020 Misc: 2020: ADJUST OBSOL 02-13-2020

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$20,800	**Land**	**$20,800**	**$20,800**	**$20,800**	**$20,800**	**$20,800**
$20,800	Land Res (1)	$20,800	$20,800	$20,800	$20,800	$20,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$100,800	**Improvement**	**$100,800**	**$85,500**	**$84,400**	**$81,600**	**$56,700**
$91,000	Imp Res (1)	$91,000	$76,700	$76,600	$74,100	$49,300
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$9,800	Imp Non Res (3)	$9,800	$8,800	$7,800	$7,500	$7,400
$121,600	**Total**	**$121,600**	**$106,300**	**$105,200**	**$102,400**	**$77,500**
$111,800	Total Res (1)	$111,800	$97,500	$97,400	$94,900	$70,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$9,800	Total Non Res (3)	$9,800	$8,800	$7,800	$7,500	$7,400

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. %	Res Elig %	Market Factor	Value
F	F		144	144x154	1.01	$150	$152	$21,888	-5%	100%	1.0000	$20,790

Land Computations

Calculated Acreage	0.51
Actual Frontage	144
Developer Discount	☐
Parcel Acreage	0.51
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	0.51
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$20,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$20,800**

Data Source External Only **Collector** 10/20/2022 jh **Appraiser** 11/07/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	Tri-Level
Finished Area	1672 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

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

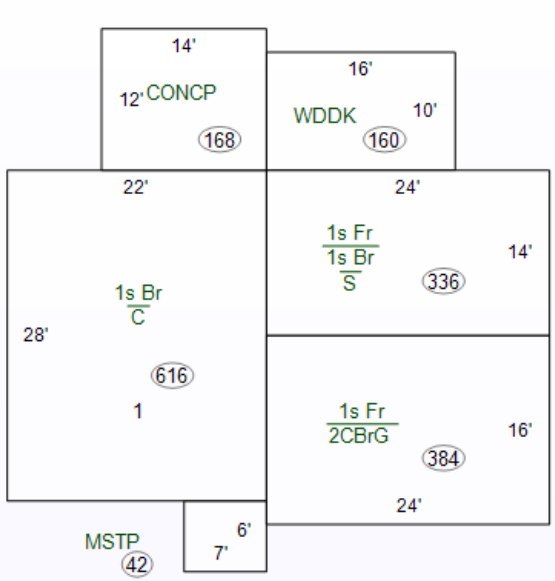
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Wood Deck	160	$2,900
Stoop, Masonry	42	$1,800
Patio, Concrete	168	$1,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	952	952	$85,200	
2	1Fr	720	720	$33,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		616	0	$5,000	
Slab		336	0	$0	
				Total Base	$123,500
Adjustments				**1 Row Type Adj. x 1.00**	$123,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:952 2:720	$4,000
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$133,600
				Sub-Total, 1 Units	
Exterior Features (+)				$5,700	$139,300
Garages (+) 384 sqft				$13,600	$152,900
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.87
				Replacement Cost	$133,023

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	3/6 Masonry	C	1971	1985	38	A		0.87		1,672 sqft	$133,023	28%	$95,780	0%	100%	0.950	1.0000	$91,000
2: Detached Garage/Boat	0%	1	Wood Frame	C	1978	1978	45	A	$32.10	0.87	$27.93	22'x24'	$14,745	30%	$10,320	0%	100%	0.950	1.0000	$9,800