

14-10-26-304-079.000-017

FREDERICK, NATHAN

5 NE 14TH ST

520, 2 Family Dwell - Platted Lot

CITY AREA 3/017003

1/2

General Information

Parcel Number 14-10-26-304-079.000-017
Local Parcel Number 14-10-26-304-079.000-017

Tax ID: 0171091001

Routing Number - - - - -

Property Class 520
2 Family Dwell - Platted Lot

Year: 2025

Location Information

County Daviess
Township WASHINGTON TOWNSHIP
District 017 (Local 017) WASHINGTON CITY
School Corp 1405 WASHINGTON COMMUNITY
Neighborhood 017003 CITY AREA 3
Section/Plat
Location Address (1) 5 NE 14TH ST WASHINGTON, IN 47501

Ownership

FREDERICK, NATHAN
1330 E VANTREES ST
WASHINGTON, IN 47501

Legal

TRANTER'S LOT 21 & S 1/2 LOT 20
26-3-7



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/18/2024 to 01/01/1900.

Notes

8/19/2025 General Note: CHANGED GRADE FROM C TO C-1 TO BE CONSISTENT WITH ROW TYPES
10/17/2024 General Note: ADDED DUPLEX 5 & 7 NE 14TH PERMIT 23-233
2/6/2024 General Note: CHANGED NBHD FACTOR DUE TO TRENDING 24/25
12/13/2023 General Note: ADDED PERMIT 23-233
3/14/2023 General Note: 2023 PAY 2024 CHANGED NBHD FACTOR DUE TO TRENDING FROM 1.42 TO 1.68
3/15/2022 General Note: REMOVED SING-FAM RES & SHED PER TAX PAYER
3/2/2020 General Note: CHANGED SIZE OF OFF/REASSESSMENT/FOLDER 12
5/2/2019 General Note: 2019 PAY 2020 NBHD FACTOR CHANGED DUE TO TRENDING FROM 1.15 TO 1.19
12/16/2011 General Note: FOLDER #25 IN REASSESSMENT CARDS.

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 60' X 120', CI 60' X 0')

Table with 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. Rows for F and F pricing methods.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.17), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$0), CAP 2 Value (\$4,500), CAP 3 Value (\$0), Total Value (\$4,500).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, January 14, 2026
Review Group 2022

Data Source N/A Collector Kim Murray Appraiser

**General Information**

<b>Occupancy</b>	Duplex
<b>Description</b>	Duplex 5 NE 14TH 7
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2856 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input 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 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
Porch, Open Frame	28	\$3,400
Wood Deck	40	\$1,700
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Wood Deck	40	\$1,700

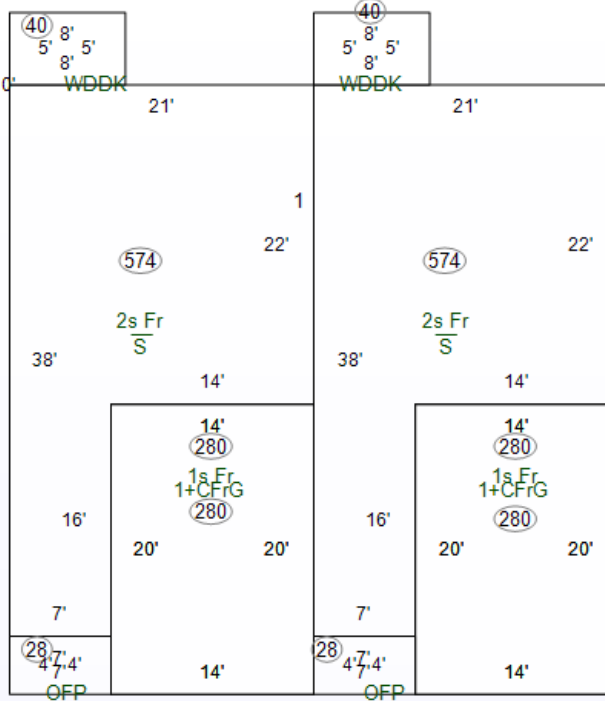
**Plumbing**

	#	TF
<b>Full Bath</b>	4	12
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	8	16

**Accommodations**

<b>Bedrooms</b>
<b>Living Rooms</b>
<b>Dining Rooms</b>
<b>Family Rooms</b>
<b>Total Rooms</b>

**Heat Type**



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1148	1148	\$114,600	
2	1Fr	1708	1708	\$76,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1148	0	\$0	
<b>Total Base</b>					\$191,000

**Adjustments**

Adjustment	Value
<b>2 Row Type Adj. x 1.00</b>	\$191,000
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1148 2:1708 \$7,300
No Elec (-)	\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800 \$8,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit**

Item	Value
<b>Sub-Total, 1 Units</b>	\$207,100
Exterior Features (+)	\$10,200
Garages (+) 560 sqft	\$30,000
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.87
<b>Replacement Cost</b>	\$215,151

**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: Duplex 5 NE 14TH 7 NE	2	Wood Fr	C	2024	2024	1	A		0.87		2,856 sqft	\$215,151	2%	\$210,850	0%	100%	1.440	1.000	0.00	100.00	0.00	\$303,600