

89-16-32-140-302.000-030

MORGAN, PHILIP C & PHILIP C

204 NW I ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942 1/2

General Information

Parcel Number 89-16-32-140-302.000-030
Local Parcel Number 46-32-140-302.000-29

Tax ID: 029-10100-00

Routing Number 4632140-016

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 294241-029 WAYNE-294241 (029)

Section/Plat 4632140

Location Address (1) 204 NW I 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 Tuesday, April 29, 2025

Review Group 2030

Ownership

MORGAN, PHILIP C & PHILIP C MOR
6145 CEDAR SPRINGS RD
NEW PARIS, OH 45347

Legal

LOT 4 H A L



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/20/2011 to 01/01/1900.

Notes

10/14/2021 Misc: 2022 GENERAL REVALUATION

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).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector 09/02/2021 rc

Appraiser 10/14/2021 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1112 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 | 36 | \$4,800 |
| Porch, Enclosed Frame | 84 | \$7,800 |
| Wood Deck | 332 | \$6,700 |

Plumbing

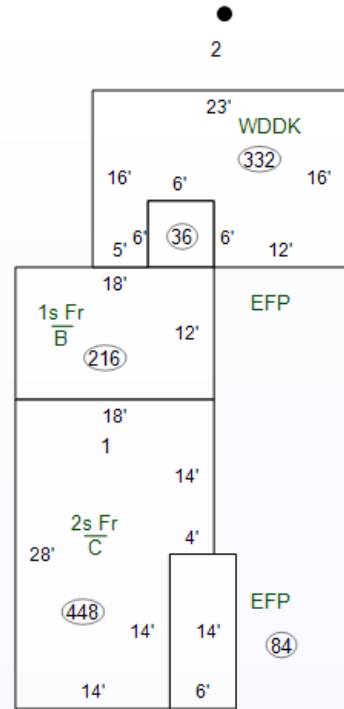
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 7 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 664 | 664 | \$78,600 | |
| 2 | 1Fr | 448 | 448 | \$32,300 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 216 | 0 | \$18,500 | |
| Crawl | | 448 | 0 | \$5,400 | |
| Slab | | | | | |

Total Base \$134,800

Adjustments 1 Row Type Adj. x 1.00 \$134,800

| | |
|------------------|---------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:664 2:448 \$5,500 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$140,300

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$19,300 | \$159,600 |
| Garages (+) 0 sqft | \$0 | \$159,600 |
| Quality and Design Factor (Grade) | 0.80 | |
| Location Multiplier | 0.85 | |

Replacement Cost \$108,528

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 | D | 1900 | 1900 | 125 | F | | 0.85 | | | 1,328 sqft | \$108,528 | 65% | \$37,980 | 43% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$22,900 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1988 | 1988 | 37 | F | | \$41.81 | 0.85 | \$35.54 | 24'x24' | \$20,470 | 34% | \$13,510 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$14,300 |