

89-16-33-320-110.000-030

MMR CAPITAL LLC

1522 N E ST

520, 2 Family Dwell - Platted Lot

WAYNE-295272 (029)/2952

1/4

General Information

Parcel Number 89-16-33-320-110.000-030
Local Parcel Number 46-33-320-110.000-29

Ownership

MMR CAPITAL LLC
6616 OLMSFORD DR
HUNTERVILLE, NC 28078

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/09/2023 MMR CAPITAL LLC and 01/01/1900 RABE RESIDENTIAL.

Notes

6/15/2023 Appeal: 2023: INFORMAL REVIEW
10/30/2020 Misc: 2021 GENERAL REVAL

Tax ID: 029-52656-00

Legal

48 X 50 FT M PT LOT 630 E S \*TIF\*

Routing Number

Property Class 520 RENTAL
2 Family Dwell - Platted Lot



Res

Year: 2025

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

Table with columns: 2025, 2024, 2023. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295272-029 WAYNE-295272 (029)
Section/Plat 4633320
Location Address (1) 1522 N E ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.06), Actual Frontage (48), Developer Discount, Parcel Acreage (0.06), 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 (0.06), 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 (\$3,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,600).

Zoning ZO01 Residential

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. Row: F, F, 48, 48x50, 0.56, \$134, \$75, \$3,600, 0%, 1.0000, 100.00, 0.00, 0.00, \$3,600.

Subdivision

Lot

Market Model N/A

Characteristics

Topography High
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

**General Information**

<b>Occupancy</b>	Row Type
<b>Description</b>	1522 N E ST
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	968 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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 checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	98	\$6,300
Patio, Concrete	360	\$2,500

**Plumbing**

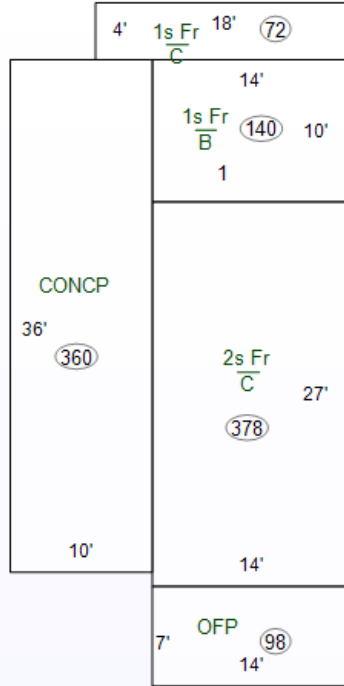
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	590	590	\$72,600	
2	1Fr	378	378	\$28,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		140	0	\$17,300	
Crawl		450	0	\$5,400	
Slab					

**Total Base** \$124,200

**Adjustments** 2 Row Type Adj. x 0.95 \$117,990

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$117,990

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,800	\$126,790
Garages (+) 0 sqft	\$0	\$126,790
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

**Replacement Cost** \$96,994

**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: 1522 N E ST	2	Wood Fr	D+2	1940	1965	60	A			0.85		1,108 sqft	\$96,994	45%	\$53,350	45%	100%	0.800	1.000	100.00	0.00	0.00	\$23,500

**General Information**

<b>Occupancy</b>	Row Type
<b>Description</b>	1524 N E ST
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	968 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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 checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	98	\$6,300

**Plumbing**

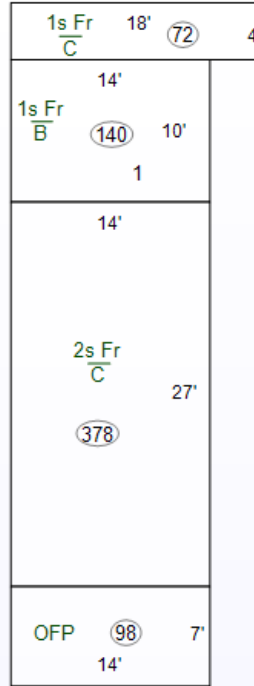
<b>#</b>	<b>TF</b>
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
<b>Total</b>	<b>4 7</b>

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	590	590	\$72,600	
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Bsmt	140	0	\$17,300	
Crawl	450	0	\$5,400	
Slab				

**Total Base** \$124,200

**Adjustments** 2 Row Type Adj. x 0.95 \$117,990

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$119,590

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,300	\$125,890
Garages (+) 0 sqft	\$0	\$125,890
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$96,306</b>

**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: 1524 N E ST	2	Wood Fr	D+2	1940	1940	85	A			0.85		1,108 sqft	\$96,306	50%	\$48,150	45%	100%	0.800	1.000	100.00	0.00	0.00	\$21,200

