

89-16-33-410-522.000-030

PBR MORGAN PROPERTIES LL

226 N 17TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-295273 (029)/2952

1/2

General Information

Parcel Number 89-16-33-410-522.000-030

Local Parcel Number 46-33-410-522.000-29

Tax ID: 029-22963-00

Routing Number

Property Class 520 RENTAL 2 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 295273-029 WAYNE-295273 (029)

Section/Plat 4633410

Location Address (1) 226 N 17TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

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 2029

Ownership

PBR MORGAN PROPERTIES LLC 6145 CEDAR SPRINGS RD NEW PARIS, OH 45347

Legal

23 FT S SIDE LOT 7 C T P 16 2/3 FT N SIDE LOT 8 C T P

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/05/2014 to 01/01/1900.

Notes

8/1/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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

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

Land Computations

Table with columns: Land Computations, 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.

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

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.

Data Source External Only

Collector 04/23/2024 js

Appraiser 08/01/2024 Nexus

Total Value \$6,400

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1858 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, Open Masonry	120	\$8,000
Porch, Enclosed Frame	120	\$6,600
Wood Deck	80	\$2,300
Stoop, Masonry	25	\$1,800

Plumbing

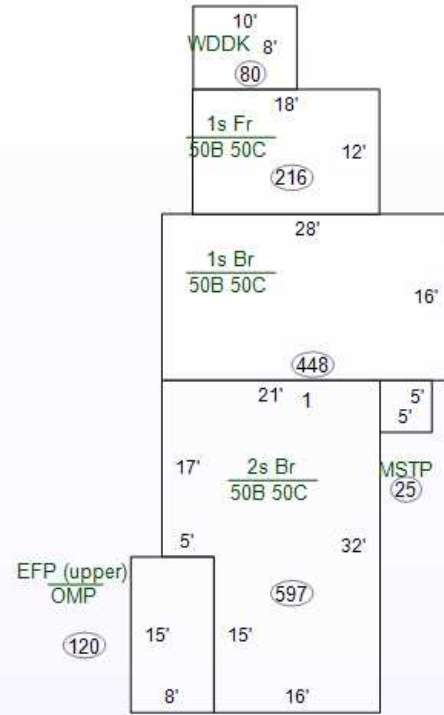
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1261	1261	\$131,500	
2	7	597	597	\$47,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		630	0	\$27,100	
Crawl		630	0	\$6,400	
Slab					

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$212,100
Unfin Int (-)			\$0
Ex Liv Units (+)	C:1		\$8,800
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$220,900

Sub-Total, 1 Units		
Exterior Features (+)	\$18,700	\$239,600
Garages (+) 0 sqft	\$0	\$239,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$173,111

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: Residential Dwelling	2	5/6 Maso	D+1	1888	1888	137	A		0.85		2,488 sqft	\$173,111	50%	\$86,560	40%	100%	0.830	1.000	50.00	50.00	0.00	\$43,100
2: Detached Garage/Boat H	1	Wood Fr	C	1888	1888	137	A	\$59.52	0.85	\$50.59	12'x20'	\$12,142	45%	\$6,680	0%	100%	0.830	1.000	100.00	0.00	0.00	\$5,500