

89-18-04-210-406.000-030

GREAT BLUE HERON LAND TR

48 S 17TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294278 (029)/2942

1/2

General Information

Parcel Number 89-18-04-210-406.000-030
Local Parcel Number 50-04-210-406.000-29

Tax ID: 029-18624-00

Routing Number 5004210-024

Property Class 520
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 294278-029
WAYNE-294278 (029)

Section/Plat 5004210

Location Address (2)
48 S 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

GREAT BLUE HERON LAND TRUST
% KATHY POSEY
48 S 17TH ST
RICHMOND, IN 47374

Legal

LOT 6 FARQUHARS



Transfer of Ownership

Date 01/01/1900 Owner GREAT BLUE HERON Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/7/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as 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, and Total Value.

Data Source External Only

Collector 04/23/2024 js

Appraiser 08/07/2024 Nexus

Total Value \$20,500

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1918 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 Frame	135	\$7,500
Stoop, Masonry	216	\$4,800
Canopy, Shed Type	216	\$1,800
Balcony	195	\$3,700

Plumbing

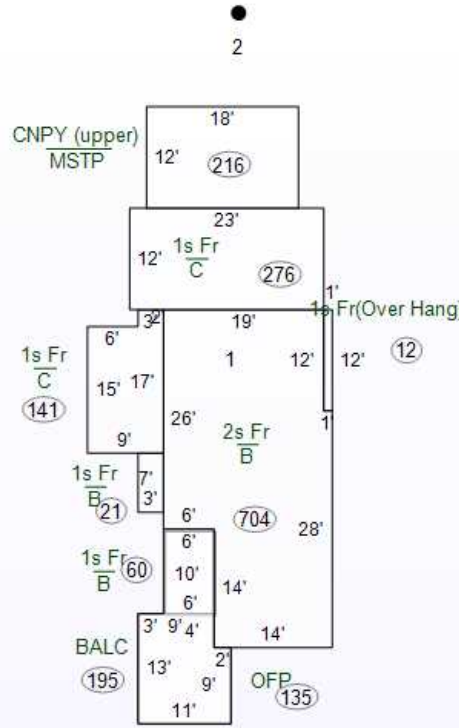
**TF**
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 2 2
Water Heaters 2 2
Add Fixtures 0 0
Total 6 10

Accommodations

Bedrooms 4
Living Rooms 2
Dining Rooms 2
Family Rooms 0
Total Rooms 10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1214	1214	\$119,400	
2	1Fr	704	704	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		785	0	\$30,100	
Crawl		417	0	\$5,300	
Slab					

Total Base \$197,300

Adjustments 1 Row Type Adj. x 1.00 \$197,300

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1214 2:704	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$211,800

Sub-Total, 1 Units

Exterior Features (+)	\$17,800	\$229,600
Garages (+) 0 sqft	\$0	\$229,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$165,886

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	Wood Fr	D+1	1900	1970	55 A		0.85		2,703 sqft	\$165,886	45%	\$91,240	0%	100%	0.950	1.000	50.00	50.00	0.00	\$86,700
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 A	\$67.14	0.85	\$45.66	11'x20'	\$10,044	50%	\$5,020	0%	100%	0.950	1.000	100.00	0.00	0.00	\$4,800