

General Information

Parcel Number 89-07-34-400-403.000-032
Local Parcel Number 21-34-400-403.000-17

Tax ID: 017-00460-00

Routing Number

Property Class 420
Small Detached Retail of Less Than

Year: 2025

Location Information

County WAYNE
Township WEBSTER TOWNSHIP
District 032 (Local 017) WEBSTER TOWNSHIP
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 174632-017 WEBSTER COM-174632 (017)
Section/Plat 2134400
Location Address (1) 3162 STATE RD 38 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Ownership

SCOTT, GERALD E & FRED A E TRUS
SCOTT, JAMES
176 SW 15TH ST
RICHMOND, IN 47374

Legal

PT SE SEC 34-17-14 2.74A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 05/23/2023 and 01/01/1900.

Notes

3/20/2020 Misc: 20p21- 2020 Equalization JH/Nexus
5/13/2016 : 2017: GENERAL REVAL PHASE 3



Commercial

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, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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 include land types 11, 13, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.74), Actual Frontage (0), Developer Discount, Parcel Acreage (2.74), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.20), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (2.54), 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 (\$0), CAP 3 Value (\$25,400), Total Value (\$25,400).

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(340')
Heating	6000 sqft
A/C	
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	4	4	
Total	0	4	4	

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Canopy, Shed Type	49	\$500
Porch, Enclosed Frame	144	\$11,600

Special Features

Description	Value	Description	Value

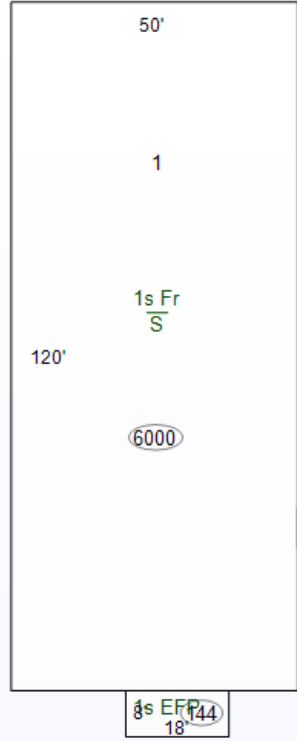
Other Plumbing

Building Computations

Sub-Total (all floors)	\$188,552	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$207,052
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$175,994
Exterior Features	\$12,100		

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: Mixed Use Commercial	1	Wood Fr	C	1975	1993	32 A		0.85		6,000 sqft	\$175,994	80%	\$35,200	0%	100%	1.000 1.000	0.00	0.00	100.00	\$35,200
2: Barn, Pole (T3)	1	T3AWI	C	2021	2021	4 A	\$18.79	0.85		40' x 60' x 14'	\$38,332	10%	\$34,500	0%	100%	1.000 1.000	0.00	0.00	100.00	\$34,500
3: Fencing	1	9 Gauge	C	1975	1975	50 A	\$15.94	0.85	\$18.55	330' x 6'	\$7,528	80%	\$1,510	0%	100%	1.000 1.000	0.00	0.00	100.00	\$1,500



Floor/Use Computations

Pricing Key	GCK	GCK	GCK
Use	GCK	GCK	GCK
Use Area	2250 sqft	3500 sqft	250 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	37.5%	58.3%	4.2%
Eff Perimeter	340'	340'	340'
PAR	6	6	6
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	9'	16'	9'
Base Rate	\$17.12	\$17.12	\$17.12
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$2.56)	\$1.77	(\$3.76)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$17.12	\$17.12	\$17.12
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$17.12	\$17.12	\$17.12
Interior Finish	\$25.06	\$4.45	\$45.09
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.52	\$0.52	\$0.52
S.F. Price	\$40.14	\$23.86	\$58.97
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$90,311	\$83,500	\$14,742