

89-07-34-400-405.000-032

General Information

Parcel Number
89-07-34-400-405.000-032

Local Parcel Number
21-34-400-405.000-17

Tax ID:
017-00125-00

Routing Number

Property Class 454
Auto Sales & Service

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)
3421 STATE RD 38
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
COMM/IND MARKET 90

Characteristics

Topography Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

SMITH BROTHERS, LLC

Ownership

SMITH BROTHERS, LLC
1111 W 3RD ST
RUSHVILLE, IN 46173

Legal

PT SE SEC 34-17-14 6.75A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$48,900	Land	\$48,900	\$48,900	\$48,900	\$48,900	\$48,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$48,900	Land Non Res (3)	\$48,900	\$48,900	\$48,900	\$48,900	\$48,900
\$191,900	Improvement	\$191,900	\$191,900	\$177,600	\$177,600	\$179,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$191,900	Imp Non Res (3)	\$191,900	\$191,900	\$177,600	\$177,600	\$179,600
\$240,800	Total	\$240,800	\$240,800	\$226,500	\$226,500	\$228,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$240,800	Total Non Res (3)	\$240,800	\$240,800	\$226,500	\$226,500	\$228,500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
11	A		0	6.110000	1.00	\$10,000	\$10,000	\$61,100	-20%	1.0000	0.00	0.00	100.00	\$48,880
81	A	GE	0	0.640000	1.02	\$2,120	\$2,162	\$1,384	-100%	1.0000	0.00	100.00	0.00	\$00

454, Auto Sales & Service

3421 STATE RD 38

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	SMITH BROTHERS, L		CO	/			I

WEBSTER COM-174632 (01 1/4

Notes

5/13/2016 : 2017: GENERAL REVAL PHASE 3

Land Computations

Calculated Acreage	6.75
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	6.75
81 Legal Drain NV	0.64
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	6.11
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	\$48,900
Total Value	\$48,900

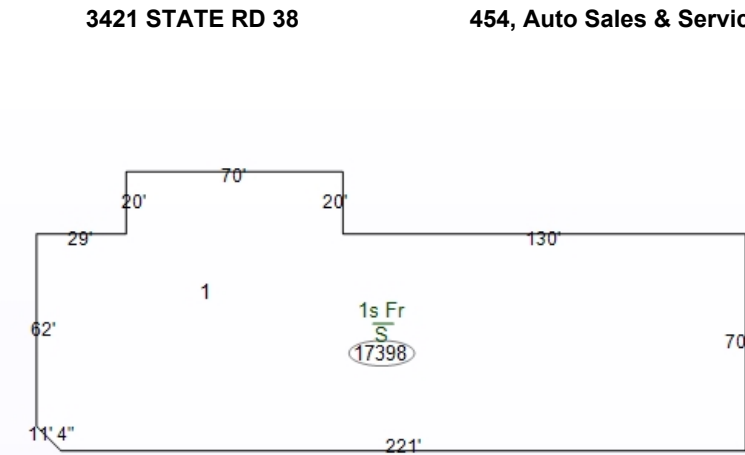
89-07-34-400-405.000-032		SMITH BROTHERS, LLC	
General Information			
Occupancy	C/I Building	Pre. Use	Auto Service
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 1(633')		
Heating	17398 sqft		
A/C	5180 sqft		
Sprinkler			

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures		0	8	8	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	8	8	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
		1 x Ref Wat Cooler	\$1300



WEBSTER COM-174632 (01					2/4
Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	
Use	AUTOSER	AUTOSER	GENOFF	GENRET	
Use Area	400 sqft	10818 sqft	830 sqft	4350 sqft	
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	
Use %	2.3%	62.2%	4.8%	25.0%	
Eff Perimeter	633'	633'	633'	633'	
PAR	4	4	4	4	
# of Units / AC	0	0	0	0	
Avg Unit sz[dpth	-1	-1	-1	-1	
Floor	1	1	1	1	
Wall Height	10'	18'	12'	12'	
Base Rate	\$75.61	\$75.61	\$109.72	\$91.31	
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00	
Wall Height Adj	(\$4.00)	\$4.00	\$0.00	(\$2.24)	
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	
Adj Base Rate	\$71.61	\$79.61	\$109.72	\$89.07	
BPA Factor	1.00	1.00	1.00	1.00	
Sub Total (rate)	\$71.61	\$79.61	\$109.72	\$89.07	
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	\$0.00	\$0.00	
A/C	\$0.00	\$0.00	\$0.00	\$0.00	
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	
S.F. Price	\$71.61	\$79.61	\$109.72	\$89.07	
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	
Total (Use)	\$28,644	\$861,221	\$91,068	\$387,455	

Building Computations		
Sub-Total (all floors)	\$1,416,557	
Racquetball/Squash	\$0	
Theater Balcony	\$0	
Plumbing	\$12,800	
Other Plumbing	\$1,300	
Special Features	\$0	
Exterior Features	\$0	
Garages	\$0	
Fireplaces	\$0	
Sub-Total (building)	\$1,430,657	
Quality (Grade)	\$1	
Location Multiplier	0.85	
Repl. Cost New	\$972,847	

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	D	1977	1987	38 F		0.85		17,398 sqft	\$972,847	80%	\$194,570	9%	100%	1.000	0.900	0.00	0.00	100.00	\$159,400
2: Paving	1	Asphalt	C	2010	2010	15 A	\$2.57	0.85	\$2.18	27,000 sqft	\$58,982	80%	\$11,800	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,800

Floor/Use Computations		Special Features		Exterior Features		
Pricing Key	GCM	Description	Value	Description	Area	Value
Use	UTLSTOR					
Use Area	1000 sqft					
Area Not in Use	0 sqft					
Use %	5.7%					
Eff Perimeter	633'					
PAR	4					
# of Units / AC	0					
Avg Unit sz dpth	-1					
Floor	1					
Wall Height	10'					
Base Rate	\$50.93					
Frame Adj	\$0.00					
Wall Height Adj	(\$2.76)					
Dock Floor	\$0.00					
Roof Deck	\$0.00					
Adj Base Rate	\$48.17					
BPA Factor	1.00					
Sub Total (rate)	\$48.17					
Interior Finish	\$0.00					
Partitions	\$0.00					
Heating	\$0.00					
A/C	\$0.00					
Sprinkler	\$0.00					
Lighting	\$0.00					
Unit Finish/SR	\$0.00					
GCK Adj.	\$0.00					
S.F. Price	\$48.17					
Sub-Total						
Unit Cost	\$0.00					
Elevated Floor	\$0.00					
Total (Use)	\$48,170					

Other Plumbing	
Description	Value

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

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

Wall Type

1: 1(192')

Heating

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

0

Total

0

0

0

0

Roofing

☐ Built Up

☐ Tile

☐ Metal

☐ Wood

☐ Asphalt

☐ Slate

☐ Other

GCK Adjustments

☐ Low Prof

☐ Ext Sheat

☐ Insulatio

☐ SteelGP

☐ AluSR

☐ Int Liner

☐ HGSR

☐ PPS

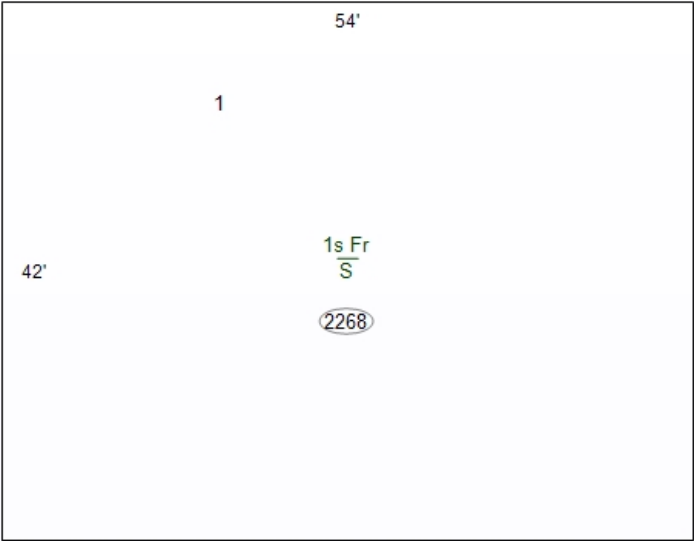
☐ Sand Pnl

Exterior Features

Description

Area

Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	2268 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	192'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	13'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	\$0.46
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$20.02
BPA Factor	1.00
Sub Total (rate)	\$20.02
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$23.33
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$52,907

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$52,907	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$52,907
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$35,976
Exterior Features	\$0		

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	D	2006	2015	10	A		0.85		2,268 sqft	\$35,976	36%	\$23,020	0%	100%	1.000	0.900	0.00	0.00	100.00	\$20,700