

89-07-34-400-419.000-032

GEM ENTERPRISES LLC

2993 N US HIGHWAY 35

340, Light Manufacturing & Assembly

WEBSTER COM-174632 (01) 1/4

General Information

Parcel Number
89-07-34-400-419.000-032
Local Parcel Number
21-34-400-419.000-17

Tax ID:
017-00031-00

Routing Number

Property Class 340
Light Manufacturing & Assembly

Year: 2023

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)
2993 N US HIGHWAY 35
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 Monday, May 1, 2023
Review Group 2025

Ownership

GEM ENTERPRISES LLC
PO BOX 11100
FORT WAYNE, IN 46855

Legal

PT SE 34-17-14 1.108A PT SE 34-17-14 0.536A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/21/2015 to 01/01/1900.

Notes

4/9/2021 Misc: 21p22- 2021 Equalization Review JH/Nexus
5/12/2016 Misc: 2017: GENERAL REVAL PHASE 3



Industrial

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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. %, Res Elig %, Market Factor, Value. Rows include data for parcels 11 and 82.

Land Computations

Table with columns: Description, 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.

Data Source N/A Collector 05/12/2016 davef Appraiser 05/12/2016 davef

General Information

Occupancy	C/I Building	Pre. Use	Light Manufacturing
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(346')
Heating	4996 sqft
A/C	2112 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	5	5
Total	0	0	5

GCK Adjustments

<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		
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input 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

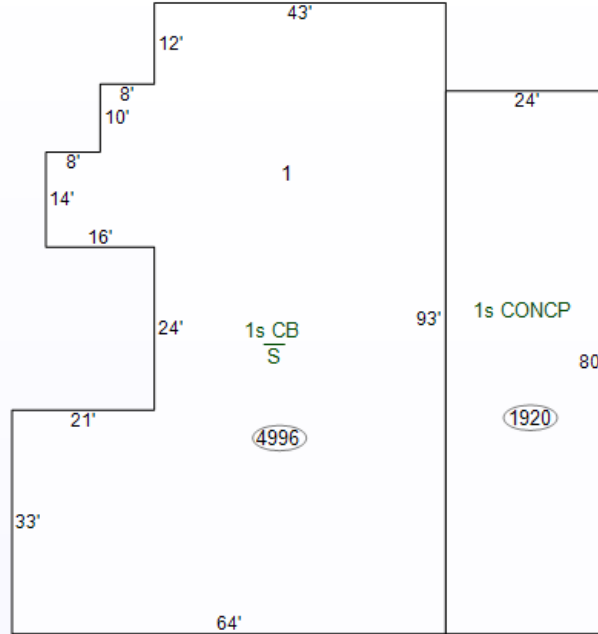
Exterior Features

Description	Area	Value
Patio, Concrete	1920	\$9,600

Special Features

Description	Value	Description	Value

2



Floor/Use Computations

Pricing Key	GCI	GCI	GCI
Use	INDOFF	LMFG	LMFG
Use Area	2112 sqft	2580 sqft	304 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	42.3%	51.6%	6.1%
Eff Perimeter	346'	346'	346'
PAR	7	7	7
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	10'	12'	8'
Base Rate	\$103.14	\$81.44	\$81.44
Frame Adj	(\$11.83)	(\$12.57)	(\$12.57)
Wall Height Adj	(\$2.82)	(\$1.60)	(\$4.80)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$88.49	\$67.27	\$64.07
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$88.49	\$67.27	\$64.07
Interior Finish	\$0.00	\$0.00	\$0.00
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.	\$0.00	\$0.00	\$0.00
S.F. Price	\$88.49	\$67.27	\$64.07
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$186,891	\$173,557	\$19,477

Building Computations

Sub-Total (all floors)	\$379,925	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$397,525
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$0	Repl. Cost New	\$276,677
Exterior Features	\$9,600		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Mixed Use Commercial	0%	1	Concrete Block	D	1960	1960	63 F		0.87		4,996 sqft	\$276,677	80%	\$55,340	55%	100%	1.000	1.0000	\$24,900
2: Utility Shed	0%	1		D	1995	1995	28 P	\$20.44	0.87	\$14.23	12'x16'	\$2,731	75%	\$680	0%	100%	1.000	1.0000	\$700

General Information

Occupancy	C/I Building	Pre. Use	Light Manufacturing
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 3(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	0	0	0
Total	0	0	0	0

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 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
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Special Features

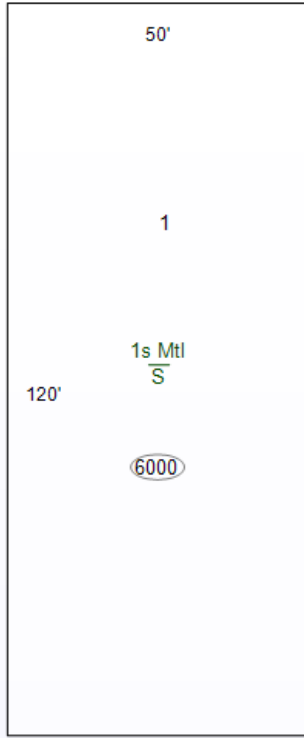
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$420,542	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$420,542
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$0	Repl. Cost New	\$292,698
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCI	GCI
Use	LMFG	LWRHSE
Use Area	3600 sqft	2400 sqft
Area Not in Use	0 sqft	0 sqft
Use %	60.0%	40.0%
Eff Perimeter	340'	340'
PAR	6	6
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	24'	24'
Base Rate	\$70.80	\$58.66
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$7.20	\$3.60
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$78.00	\$62.26
BPA Factor	1.00	1.00
Sub Total (rate)	\$78.00	\$62.26
Interior Finish	(\$2.69)	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$75.31	\$62.26
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$271,118	\$149,424

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Mixed Use Commercial	0%	1	Metal	D	1997	1997	26 A		0.87		6,000 sqft	\$292,698	52%	\$140,490	65%	100%	1.000	1.0000	\$49,200

