

General Information

Parcel Number 89-07-34-400-422.000-032
Local Parcel Number 21-34-400-422.000-17

Tax ID: 017-00312-00

Routing Number

Ownership

J & R REALTY CORPORATION
% HERDRICH PETROLEUM
210 E HWY 52 SUITE E
RUSHVILLE, IN 46173

Legal

PT SE SEC 34-17-14 1.30A

Transfer of Ownership

Date 01/01/1900 Owner J & R REALTY CORP Doc ID CO Book/Page Adj Sale Price V/I

Notes

3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
5/13/2016 : 2017: GENERAL REVAL PHASE 3

Property Class 447
Office Bldg (1 or 2 Story)



Commercial

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) 2905 N US HIGHWAY 35 RICHMOND, IN 47374

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$57,000.

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

Table with 15 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 for Land Type 11 and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

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

Data Source N/A

Collector 05/13/2016 davef

Appraiser 05/13/2016 davef

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (1.30), Actual Frontage (0), Developer Discount, Parcel Acreage (1.30), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (1.21), 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 (\$12,100), Total Value (\$12,100).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(160')
<b>Heating</b>	1600 sqft
<b>A/C</b>	1600 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	4	4
<b>Total</b>	0	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 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**

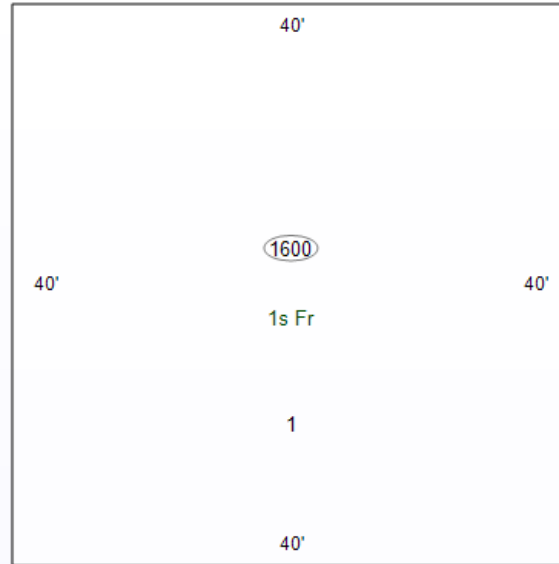
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$200,592</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$206,992</b>
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$175,943</b>
Exterior Features	\$0	<b>Total (Use)</b>	<b>\$200,592</b>



**Floor/Use Computations**

<b>Pricing Key</b>	GCM
<b>Use</b>	GENRET
<b>Use Area</b>	1600 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	160'
<b>PAR</b>	10
<b># of Units / AC</b>	0
<b>Avg Unit sz dpth</b>	-1
<b>Floor</b>	1
<b>Wall Height</b>	8'
<b>Base Rate</b>	<b>\$150.74</b>
<b>Frame Adj</b>	(\$12.83)
<b>Wall Height Adj</b>	(\$12.54)
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	<b>\$125.37</b>
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	<b>\$125.37</b>
<b>Interior Finish</b>	\$0.00
<b>Partitions</b>	\$0.00
<b>Heating</b>	\$0.00
<b>A/C</b>	\$0.00
<b>Sprinkler</b>	\$0.00
<b>Lighting</b>	\$0.00
<b>Unit Finish/SR</b>	\$0.00
<b>GCK Adj.</b>	\$0.00
<b>S.F. Price</b>	<b>\$125.37</b>
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	<b>\$200,592</b>

**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	Concrete	C	1970	1970	55 F		0.85		1,600 sqft	\$175,943	80%	\$35,190	0%	100%	1.000	0.850	0.00	0.00	100.00	\$29,900
2: Paving	1	Asphalt	C	1970	1970	55 F	\$2.81	0.85	\$2.39	2,800 sqft	\$6,688	80%	\$1,340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
3: Utility Shed	1		D	2016	2016	9 A	\$44.62	0.85	\$30.34	6'x6'	\$1,092	30%	\$760	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Utility / Storage
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(140')
<b>Heating</b>	1200 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	0	0
<b>Total</b>	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**

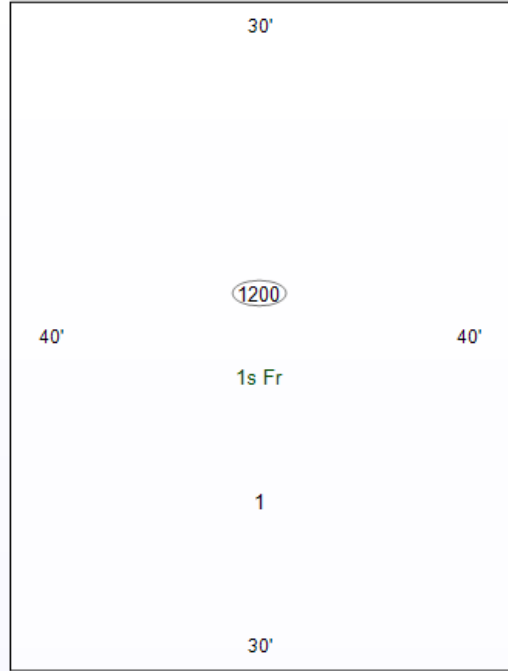
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$111,624</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$111,624</b>
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$75,904</b>
Exterior Features	\$0		



**Floor/Use Computations**

Pricing Key	GCM
Use	UTLSTOR
Use Area	1200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	140'
PAR	12
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'

<b>Base Rate</b>	<b>\$113.85</b>
Frame Adj	(\$16.93)
Wall Height Adj	(\$3.90)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$93.02</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$93.02</b>

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
<b>S.F. Price</b>	<b>\$93.02</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$111,624</b>

**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	Concrete	D	1970	1970	55 F		0.85		1,200 sqft	\$75,904	80%	\$15,180	0%	100%	1.000	0.850	0.00	0.00	100.00	\$12,900

