

General Information

Parcel Number 89-10-22-200-205.001-005
Local Parcel Number 31-22-200-205.010-04

Tax ID: 004-00792-03

Routing Number

Property Class 444 Full Service Bank

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 005 (Local 004) CENTER TOWNSHIP - SANITARY
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 944519-004 CENTER COM-944519 (004)
Section/Plat 3122200
Location Address (1) 3010 W MAIN ST RICHMOND, IN 47374

Ownership

WAYNE COUNTY FEDERAL CREDIT
3010 W MAIN ST
RICHMOND, IN 47374

Legal

PT NE 22-16-14 0.699A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include WAYNE COUNTY FE and WAYNE TEACHERS F.

Notes

8/1/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1



Commercial

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

Table with columns: 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). Rows show values for years 2022-2025.

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. Row 1: 11, A, CTB, 0, 0.699000, 1.00, \$20,000, \$20,000, \$13,980, 0%, 1.0000, 0.00, 0.00, 100.00, \$13,980

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 07/11/2018 df

Appraiser 08/01/2018 df

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.70), Actual Frontage (0), Developer Discount, Parcel Acreage (0.70), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.70), 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 (\$14,000), Total Value (\$14,000)

**General Information**

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

|           |          |          |          |
|-----------|----------|----------|----------|
| <b>SB</b> | <b>B</b> | <b>1</b> | <b>U</b> |
|-----------|----------|----------|----------|

|                  |                   |
|------------------|-------------------|
| <b>Wall Type</b> | 1: 1(143'),2(61') |
| <b>Heating</b>   | 2601 sqft         |
| <b>A/C</b>       | 2601 sqft         |
| <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 | 6  | 6 | 6  |
| <b>Total</b>         | 0 | 0  | 6 | 6  |

**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 |
|-------------|------|-------|
|-------------|------|-------|

**Special Features**

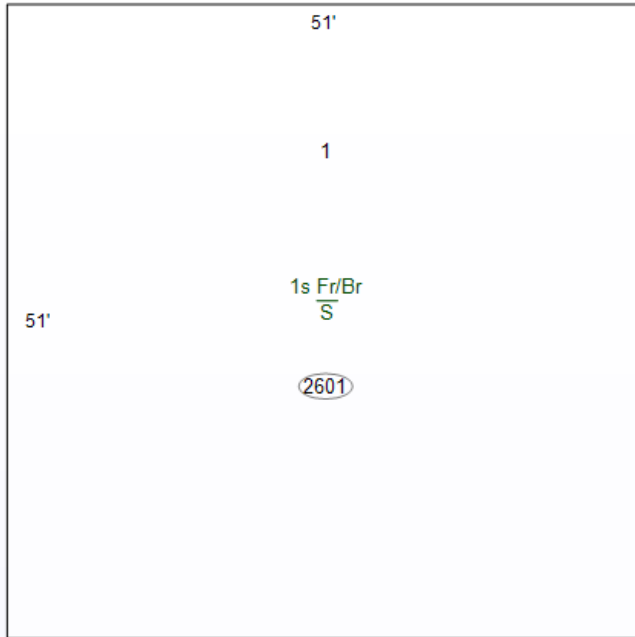
| Description     | Value    |
|-----------------|----------|
| BF, ND x1       | \$14,800 |
| BF, DWU TW x1   | \$12,100 |
| Can, CT 231sqft | \$6,480  |

**Other Plumbing**

| Description | Value |
|-------------|-------|
|-------------|-------|

**Building Computations**

|                               |                  |                             |                  |
|-------------------------------|------------------|-----------------------------|------------------|
| <b>Sub-Total (all floors)</b> | <b>\$348,924</b> | Garages                     | \$0              |
| Racquetball/Squash            | \$0              | Fireplaces                  | \$0              |
| Theater Balcony               | \$0              | <b>Sub-Total (building)</b> | <b>\$391,904</b> |
| Plumbing                      | \$9,600          | Quality (Grade)             | \$1              |
| Other Plumbing                | \$0              | Location Multiplier         | 0.85             |
| Special Features              | \$33,380         | <b>Repl. Cost New</b>       | <b>\$366,430</b> |
| Exterior Features             | \$0              |                             |                  |



**Floor/Use Computations**

|                  |           |
|------------------|-----------|
| Pricing Key      | GCR       |
| Use              | BANK      |
| Use Area         | 2601 sqft |
| Area Not in Use  | 0 sqft    |
| Use %            | 100.0%    |
| Eff Perimeter    | 204'      |
| PAR              | 8         |
| # of Units / AC  | 0 / N     |
| Avg Unit sz dpth |           |
| Floor            | 1         |
| Wall Height      | 10'       |

|                         |                 |
|-------------------------|-----------------|
| <b>Base Rate</b>        | <b>\$134.15</b> |
| Frame Adj               | \$0.00          |
| Wall Height Adj         | \$0.00          |
| Dock Floor              | \$0.00          |
| Roof Deck               | \$0.00          |
| <b>Adj Base Rate</b>    | <b>\$134.15</b> |
| BPA Factor              | 1.00            |
| <b>Sub Total (rate)</b> | <b>\$134.15</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>\$134.15</b>  |
| <b>Sub-Total</b>   |                  |
| Unit Cost          | \$0.00           |
| Elevated Floor     | \$0.00           |
| <b>Total (Use)</b> | <b>\$348,924</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            | 2/6 Maso    | C+2   | 1994       | 1994     | 31 G          |           | 0.85 |          | 2,601 sqft | \$366,430 | 36%      | \$234,520     | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$234,500    |
| 2: Paving               | 1            | Asphalt     | C     | 1994       | 1994     | 31 F          | \$2.81    | 0.85 | \$2.39   | 8,200 sqft | \$19,586  | 80%      | \$3,920       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$3,900      |