

General Information

Parcel Number 89-10-22-200-208.000-006
Local Parcel Number 31-22-200-208.000-34

Tax ID: 034-57502-00

Routing Number

Property Class 481 RENTAL Commercial Mini-Warehouse

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 006 (Local 034) RICHMOND CITY -CENTER TWP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934513-034 CENTER COM-934513 (034)

Section/Plat 3122200

Location Address (1) 3150 W NATIONAL RD 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 2027

Ownership

AMERCO REAL ESTATE COMPANY PO BOX 29046 PHOENIX, AZ 85038

Legal

PT NE FRACT 22-16-14 4.118A; PT SE FRACT 22-16-14 3.778A SUBJ TO 0.515A HWY R/W



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025-2021.

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

Table with 14 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 09/18/2020, 10/24/2012, and 01/01/1900.

Commercial

Notes

4/14/2022 PERMIT/CO: 2022 new construction: Kmart converted to UHaul self storage, truck rental, hitch installation facility; updated use types of main bldg. effyr update; added storage pods; removed main bldg fencing; D grade on SSCnpy; changed former conv mkt to D grade, utlstor -BB/Nexus

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

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

General Information

Occupancy	C/I Building	Pre. Use	Mini Warehouse
Description	UHaul self storag	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: 1(701'),2(701')
Heating	27275 sqft
A/C	27275 sqft
Sprinkler	27275 sqft

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	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 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

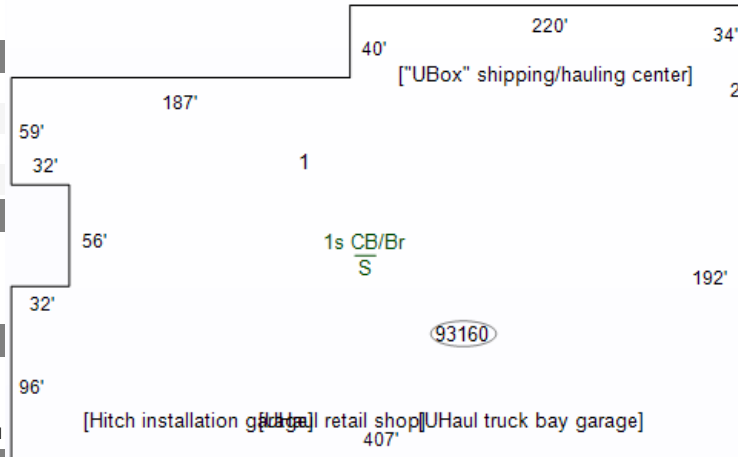
Description	Area	Value
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Special Features

Description	Value
DF, LD 840sqft	\$10,300
Mezz 672sqft	\$18,446
Can, IT 840sqft	\$12,150
Can, CT 928sqft	\$26,040

Other Plumbing

Description	Value
1 x Drink Fount	\$800



Floor/Use Computations

Pricing Key	GCM	GCI	GCI	GCI
Use	GENRET	COMGAR	LUTLSTOR	MWRHSE
Use Area	2800 sqft	2200 sqft	22275 sqft	65885 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	3.0%	2.4%	23.9%	70.7%
Eff Perimeter	1402'	1402'	1402'	1402'
PAR	2	2	2	2
# of Units / AC	0	0 / N	0 / N	0 / N
Avg Unit sz dpth	0			
Floor	1	1	1	1
Wall Height	21'	21'	21'	21'
Base Rate	\$74.49	\$55.60	\$43.27	\$31.29
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$6.65	\$4.16	\$4.16	\$5.36
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$81.14	\$59.76	\$47.43	\$36.65
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$81.14	\$59.76	\$47.43	\$36.65
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	\$4.23	\$4.23	\$0.00
Sprinkler	\$3.36	\$3.30	\$2.57	\$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	\$84.50	\$67.29	\$54.23	\$36.65
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$236,600	\$148,038	\$1,207,973	\$2,414,685

Building Computations

Sub-Total (all floors)	\$4,007,297	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$4,081,433
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.85
Special Features	\$66,936	Repl. Cost New	\$3,469,218
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: UHaul self storage	1	3/6 Maso	C	1960	2000	25 A	0.85			93,160 sqft	\$3,469,218	52%	\$1,665,220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,665,200
2: Paving	1	Asphalt	C	1975	1975	50 A	\$2.57	0.85	\$2.18	29,800 sqft	\$65,098	80%	\$13,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,000
3: Paving	1	Asphalt	C	2011	2011	14 A	\$2.24	0.85	\$1.90	90,200 sqft	\$171,741	80%	\$34,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$34,400

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Former conv mkt	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(116')
Heating	792 sqft
A/C	792 sqft
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 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

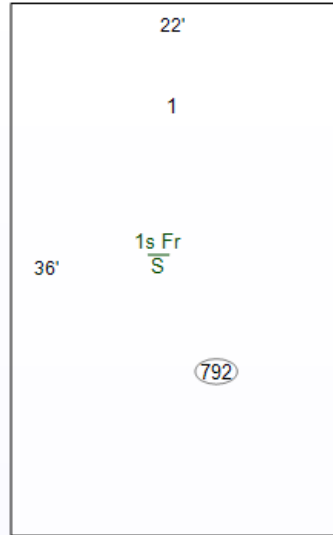
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$92,680	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$99,080
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$67,374
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	792 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	116'
PAR	15
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	10'
Base Rate	\$139.68
Frame Adj	(\$16.93)
Wall Height Adj	(\$9.96)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$112.79
BPA Factor	1.00
Sub Total (rate)	\$112.79
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$4.23
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$117.02
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$92,680

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: Former conv mkt	1	Wood Fr	D	2001	2001	24	A		0.85		792 sqft	\$67,374	80%	\$13,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,500
2: Paving	1	Concrete	C	2001	2001	24	A	\$4.22	0.85	\$3.59	7,800 sqft	\$27,979	80%	\$5,600	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,600
3: Paving	1	Asphalt	C	2001	2001	24	A	\$2.57	0.85	\$2.18	27,700 sqft	\$60,511	80%	\$12,100	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,100
4: Service Station, DetCPY	1		D	2001	2001	24	A	\$17.11	0.85	\$11.63	4,176 sqft	\$48,587	70%	\$14,580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$14,600

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Self storage pods	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(50')

Heating

A/C

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	0	0
Total	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

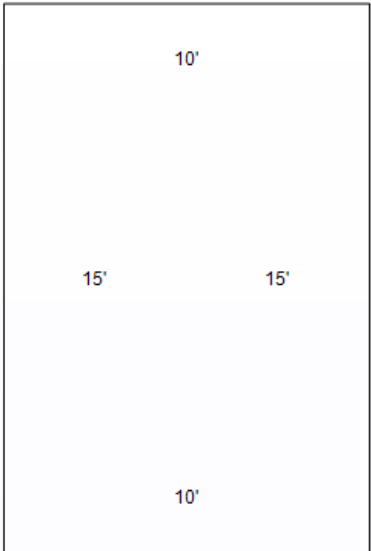
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	150 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	50'
PAR	33
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'

Base Rate	\$119.24
Frame Adj	\$0.00
Wall Height Adj	(\$9.77)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$119.24
BPA Factor	1.00

Sub Total (rate)	\$119.24
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	\$112.32
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$16,848

Building Computations

Sub-Total (all floors)	\$16,848	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$16,848
Plumbing	\$0	Quality (Grade)	\$0
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$4,296
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
16x1: Self storage pods 10x	1	Metal	E-1	2021	2021	4	A		0.85		150 sqft	\$4,296	15%	\$3,650	0%	100%	1.000	1.000	0.00	0.00	100.00	\$58,400

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Self storage pods	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(60')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

Roofing

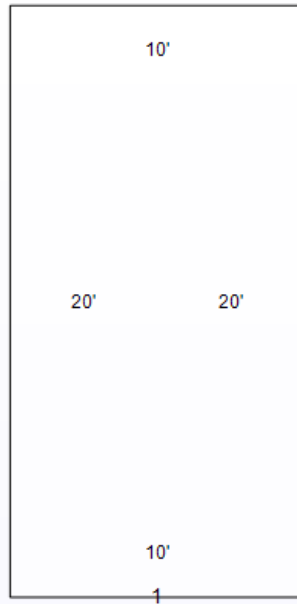
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	60'
PAR	30
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'

Base Rate	\$106.88
Frame Adj	\$0.00
Wall Height Adj	(\$8.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$106.88
BPA Factor	1.00
Sub Total (rate)	\$106.88

Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$20,190	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$20,190
Plumbing	\$0	Quality (Grade)	\$0
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$5,149
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$100.95
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$20,190

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
12x1: Self storage pods 10x	1	Metal	E-1	2021	2021	4	A		0.85		200 sqft	\$5,149	15%	\$4,380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$52,600

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Self storage pods	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(40')

Heating

A/C

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	0	0
Total	0	0	0

Roofing

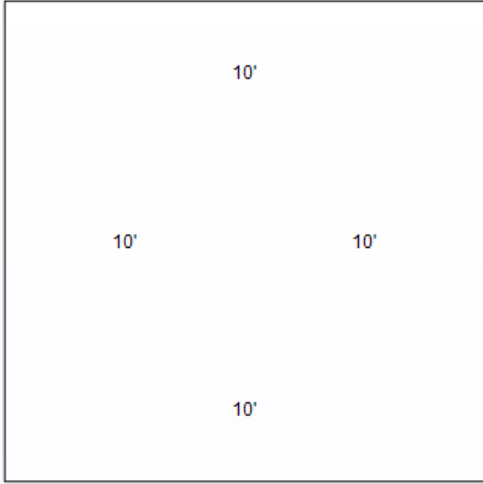
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	100 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	40'
PAR	40
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'

Base Rate \$148.08

Frame Adj \$0.00

Wall Height Adj (\$12.07)

Dock Floor \$0.00

Roof Deck \$0.00

Adj Base Rate \$148.08

BPA Factor 1.00

Sub Total (rate) \$148.08

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 \$138.86

Sub-Total

Unit Cost \$0.00

Elevated Floor \$0.00

Total (Use) \$13,886

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$13,886
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$13,886
Quality (Grade)	\$0
Location Multiplier	0.85
Repl. Cost New	\$3,541

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
15x1: Self storage pods 10x	1	Metal	E-1	2021	2021	4	A		0.85		100 sqft	\$3,541	15%	\$3,010	0%	100%	1.000	1.000	0.00	0.00	100.00	\$45,200