

89-10-22-320-104.000-005

E & M PROPERTY SERVICES LL

3616 W NATIONAL RD

429, Other Retail Structures

CENTER COM-934513 (004) 1/2

General Information

Parcel Number 89-10-22-320-104.000-005

Local Parcel Number 31-22-320-104.000-04

Tax ID: 004-00728-00

Routing Number

Property Class 429 Other Retail Structures

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004) CENTER TOWNSHIP - SANITARY

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934513-004 CENTER COM-934513 (004)

Section/Plat 3122320

Location Address (1) 3616 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

E & M PROPERTY SERVICES LLC & EXCHANGE LLC AS QUALIFIED INTE 800 MONROE NW STE 311 GRAND RAPIDS, MI 49503

Legal

NMD FRACT SEC 22-16-14 0.34A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/17/2024 to 01/01/1900.

Notes

7/25/2024 Sales Disclosure: 2025 SALES REVIEW: C/1985 EFFYR -BB/NEXUS
3/17/2020 Misc: 20p21- 2020 Equalization JH/Nexus Maitlen Heating & AC
8/1/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1
2/13/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

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 \$8,500.

Data Source External Only

Collector 07/11/2022 ts

Appraiser 08/16/2022 rc

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Apartment
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	2	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	4

	<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(256')	U: 1(256')
<b>Heating</b>	1268 sqft	3420 sqft
<b>A/C</b>	1268 sqft	3420 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	4	4	
<b>Total</b>	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**

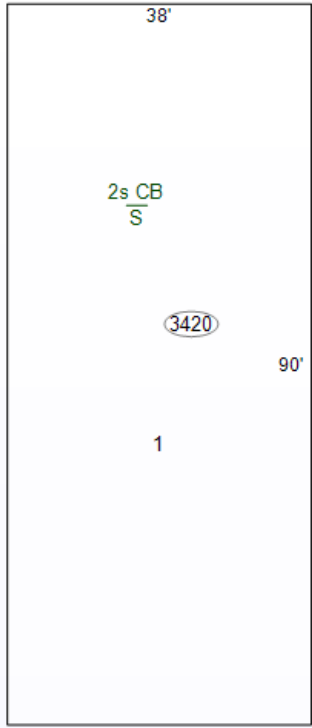
Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$518,629</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$525,029</b>
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$446,275</b>
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	2	Concrete	C	1952	1985	40 A		0.85		6,840 sqft	\$446,275	73%	\$120,490	0%	100%	1.000	1.000	0.00	50.00	50.00	\$120,500
2: Car Shed	1	SV	E	2021	2021	4 A		0.85		20'x24'		10%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Paving	1	Asphalt	C	1960	1960	65 F	\$2.81	0.85	\$2.39	5,700 sqft	\$13,614	80%	\$2,720	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700
4: Utility Shed	1	SV	C	2020	2020	5 A		0.85		12'x16'		20%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0



**Floor/Use Computations**

Pricing Key	GCM	GCM	GCM
Use	GENRET	UTLSTOR	APART
Use Area	1268 sqft	2152 sqft	3420 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	37.1%	62.9%	100.0%
Eff Perimeter	256'	256'	256'
PAR	7	7	7
# of Units / AC	0	0	4 / N
Avg Unit sz dpth	-1	-1	855
Floor	1	1	2
Wall Height	10'	10'	8'
<b>Base Rate</b>	<b>\$118.65</b>	<b>\$71.99</b>	<b>\$88.01</b>
Frame Adj	(\$12.83)	(\$16.93)	(\$11.07)
Wall Height Adj	(\$5.88)	(\$4.00)	(\$4.40)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$99.94</b>	<b>\$51.06</b>	<b>\$72.54</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$99.94</b>	<b>\$51.06</b>	<b>\$72.54</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)	\$0.00
A/C	\$0.00	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$8.13
GCK Adj.	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$99.94</b>	<b>\$49.73</b>	<b>\$83.30</b>
<b>Sub-Total</b>			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$126,724</b>	<b>\$107,019</b>	<b>\$284,886</b>