

General Information

Parcel Number 89-15-36-430-101.000-030
Local Parcel Number 48-36-430-101.000-29

Tax ID: 029-53402-00

Routing Number 4836430-002

Property Class 350 Industrial Warehouse

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 164599-029 WAYNE COM-164599 (029)

Section/Plat 4836430

Location Address (1) 2211 PEACOCK RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

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 2030

Ownership

WINANDY GREENHOUSE HENRY R DOHERTY, PRESIDENT 2211 PEACOCK RD RICHMOND, IN 47374

Legal

PT FRACT 75 FT X 41.09 RDS SEC 36-14-1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, WINANDY GREENHO, CO, /, I

Notes

10/28/2021 Misc: Reassessment-corrected dimensions on bldg #2
4/12/2021 Misc: 21p22- 2021 Equalization review JH/Nexus
7/24/2017 Misc: 2018 GENERAL REVALUATION

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

Table with 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). Rows for 2025, 2024, 2023, 2022, 2021.

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, 0, 1.167000, 1.00, \$10,100, \$10,100, \$11,787, 0%, 1.0000, 0.00, 0.00, 100.00, \$11,790

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage (1.17), Actual Frontage (0), Developer Discount, Parcel Acreage (1.17), 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 (1.17), 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 (\$11,800), Total Value (\$11,800)

General Information

Occupancy	C/I Building	Pre. Use	Industrial Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(39'),2(157')
Heating	2046 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	2	2	
Total	0	0	2	2

Roofing

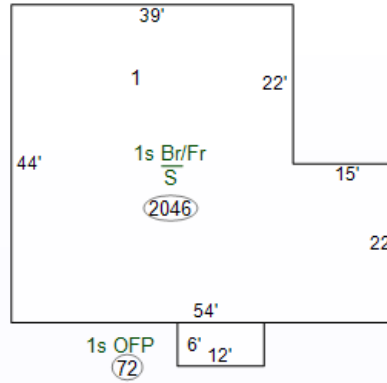
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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
Porch, Open Frame	72	\$5,300



Floor/Use Computations

Pricing Key	GCI
Use	INDOFF
Use Area	2046 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	196'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	9'

Base Rate	\$181.47
Frame Adj	(\$14.88)
Wall Height Adj	(\$12.85)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$153.74
BPA Factor	1.00
Sub Total (rate)	\$153.74
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$4.77)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$148.97
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$304,801

Special Features

Description	Value
Mezz 480sqft	\$6,000

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	\$304,801	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$319,301
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$6,000	Repl. Cost New	\$271,406
Exterior Features	\$5,300		

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	5/6 Maso	C	1934	1934	91	G		0.85		2,046 sqft	\$271,406	80%	\$54,280	0%	100%	1.000	0.800	0.00	0.00	100.00	\$43,400
2: Paving	1	Asphalt	C	1940	1940	85	A	\$2.81	0.85	\$2.39	1,100 sqft	\$2,627	80%	\$530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
3: Paving	1	Concrete	C	1972	1972	53	A	\$3.80	0.85	\$3.23	7,000 sqft	\$22,610	80%	\$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,500

General Information

Occupancy	C/I Building	Pre. Use	Light Warehouse
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: 1(124'),3(400')
Heating	10564 sqft
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

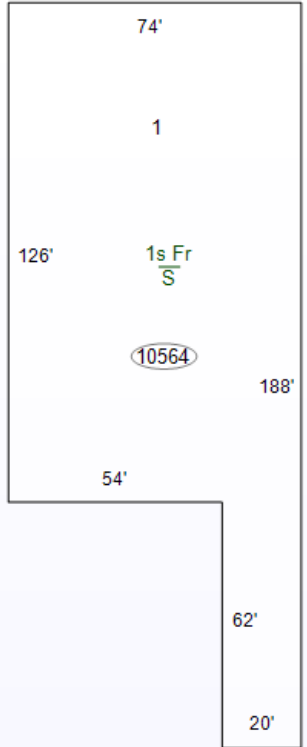
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCI	GCI
Use	LWRHSE	LWRHSE
Use Area	9324 sqft	1240 sqft
Area Not in Use	0 sqft	0 sqft
Use %	88.3%	11.7%
Eff Perimeter	524'	524'
PAR	5	5
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		

Floor	1	1
Wall Height	16'	16'

Base Rate	\$70.08	\$70.08
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Frame Adj	\$0.00	(\$17.39)
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Wall Height Adj	(\$1.43)	(\$0.65)
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Dock Floor	\$0.00	\$0.00
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Roof Deck	\$0.00	\$0.00
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Adj Base Rate	\$68.65	\$52.04
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BPA Factor	1.00	1.00
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Sub Total (rate)	\$68.65	\$52.04
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Interior Finish	\$0.00	\$0.00
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Partitions	\$0.00	\$0.00
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Heating	\$0.00	\$0.00
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A/C	\$0.00	\$0.00
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Sprinkler	\$0.00	\$0.00
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Lighting	\$0.00	\$0.00
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Unit Finish/SR	\$0.00	\$0.00
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GCK Adj.	\$0.00	\$0.00
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S.F. Price	\$68.65	\$52.04
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Sub-Total		
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Unit Cost	\$0.00	\$0.00
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Elevated Floor	\$0.00	\$0.00
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Total (Use)	\$640,060	\$64,524
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Building Computations

Sub-Total (all floors)	\$704,584
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$704,584
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$598,897

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	Wood Fr	C	1976	1976	49 A		0.85		10,564 sqft	\$598,897	80%	\$119,780	0%	100%	1.000	0.800	0.00	0.00	100.00	\$95,800

General Information

Occupancy	C/I Building	Pre. Use	Light Warehouse
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(420')
Heating	9000 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

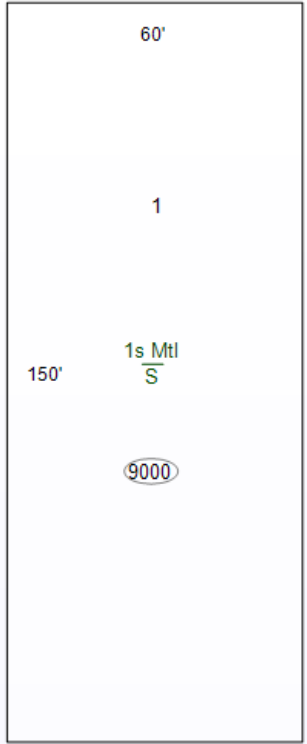
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCI
Use	LWRHSE
Use Area	9000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	420'
PAR	5
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	16'
Base Rate	\$69.04
Frame Adj	\$0.00
Wall Height Adj	(\$1.32)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$67.72
BPA Factor	1.00
Sub Total (rate)	\$67.72
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

Special Features

Description	Value
DF, TW/R 48' 14x24	\$3,880

Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$609,480	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$613,360
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$3,880	Repl. Cost New	\$521,356
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	1	Metal	C	1972	1972	53 A		0.85		9,000 sqft	\$521,356	80%	\$104,270	0%	100%	1.000	0.800	0.00	0.00	100.00	\$83,400