

General Information

Parcel Number 89-15-36-430-401.000-030
Local Parcel Number 48-36-430-401.001-29

Tax ID: 029-05613-00

Routing Number 4836430-011

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154172-029 WAYNE COM-154172 (029)
Section/Plat 4836430
Location Address (1) 2300 W MAIN ST RICHMOND, IN 47374

Ownership

CHURCH - TRINITY EVANGELICAL L PO BOX 606 RICHMOND, IN 47375

Legal

PT SEC 36-14-2 4.42A CHURCH

Transfer of Ownership

Date 01/01/1900 Owner CHURCH - TRINITY E Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/16/2017 Misc: 2018: GENERAL REVALUATION



Exempt

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). Rows for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 100' X 0', CI 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. Rows for land types 11 and 13.

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 2030

Data Source External Only

Collector 11/04/2021 rc

Appraiser 11/24/2021 rc

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (4.42), Actual Frontage (0), Developer Discount, Parcel Acreage (4.42), 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 (4.42), 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 (\$61,200), Total Value (\$61,200).

General Information

Occupancy	C/I Building	Pre. Use	General 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	B: 1(328')	1: 2(698')
Heating	3560 sqft	15567 sqft
A/C	3560 sqft	15567 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	11	11	
Total	0	0	11	11

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

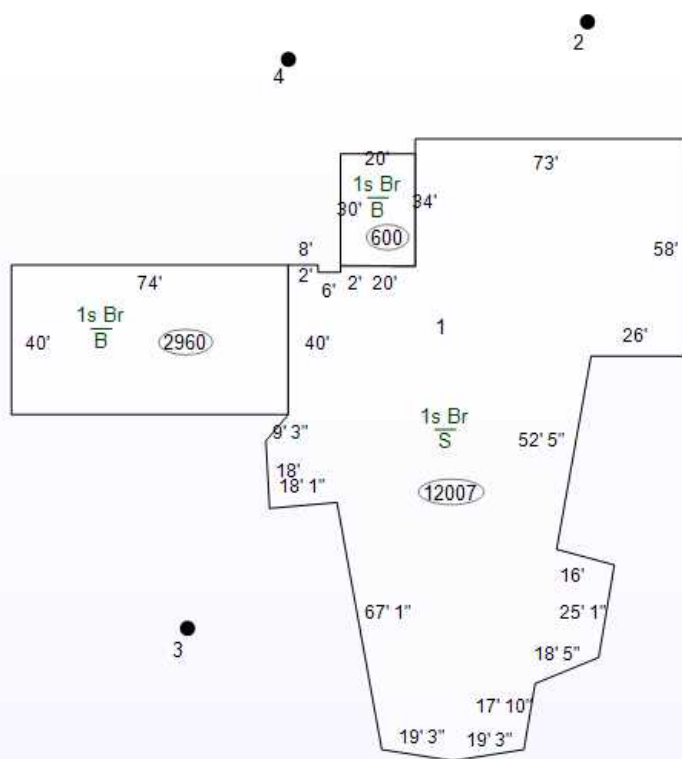
Description	Area	Value

Special Features

Description	Value
Can, CT 860sqft	\$0

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	600 sqft	2960 sqft	4047 sqft	5760 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	16.9%	83.1%	26.0%	37.0%
Eff Perimeter	328'	328'	698'	698'
PAR	9	9	4	4
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	B	1	1
Wall Height	9'	9'	9'	12'

Base Rate	\$114.98	\$114.98	\$117.29	\$117.29
Frame Adj	(\$11.21)	(\$11.21)	(\$8.72)	(\$8.72)
Wall Height Adj	(\$2.64)	(\$2.64)	(\$7.02)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$101.13	\$101.13	\$101.55	\$108.57
BPA Factor	1.00	1.00	1.00	1.00

Sub Total (rate)	\$101.13	\$101.13	\$101.55	\$108.57
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	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$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	\$101.13	\$101.13	\$101.55	\$108.57

Building Computations

Sub-Total (all floors)	\$2,072,352	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$2,089,952
Plumbing	\$17,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$2,131,751
Exterior Features	\$0		

Sub-Total		Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$60,678	\$299,345	\$410,973	\$625,363		

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	Brick	B	1962	1975	50 A	\$2.81	0.85	\$2.39	19,127 sqft	\$2,131,751	77%	\$490,300	0%	100%	1.000	1.000	0.00	0.00	100.00	\$490,300
2: Detached Garage/Boat H	1	Wood Fr	C	1996	1996	29 A	\$48.82	0.85	\$41.50	20'x20'	\$16,599	24%	\$12,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,600
3: Paving	1	Asphalt	C	2000	2000	25 A	\$2.81	0.85	\$2.39	9,000 sqft	\$21,497	80%	\$4,300	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,300
4: Paving	1	Asphalt	C	1962	1962	63 A	\$2.81	0.85	\$2.39	18,000 sqft	\$42,993	80%	\$8,600	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,600

Floor/Use Computations	
Pricing Key	GCM
Use	THEATRE
Use Area	5760 sqft
Area Not in Use	0 sqft
Use %	37.0%
Eff Perimeter	698'
PAR	4
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	20'
Base Rate	\$134.16
Frame Adj	(\$16.80)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$117.36
BPA Factor	1.00
Sub Total (rate)	\$117.36
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
S.F. Price	\$117.36
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$675,994

Special Features		Exterior Features		
Description	Value	Description	Area	Value
Other Plumbing				
Description	Value			

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	

