

89-15-36-440-614.000-030

BURNS, JILL M

1836 W MAIN ST

442, Medical Clinic or Offices

WAYNE COM-294621 (029)/

1/2

General Information

Parcel Number 89-15-36-440-614.000-030
Local Parcel Number 48-36-440-614.000-29

Tax ID: 029-05134-00

Routing Number 4836440-006

Property Class 442 Medical Clinic or Offices

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294621-029 WAYNE COM-294621 (029)
Section/Plat 4836440
Location Address (1) 1836 W MAIN ST RICHMOND, IN 47374

Ownership

BURNS, JILL M
1836 W MAIN ST
RICHMOND, IN 47374

Legal

LOT 6 & 8 FT OFF ENT W SIDE LOT 5 MC FARLAND ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/03/2025 BURNS, JILL M and 01/01/1900 BURNS, CHRISTOPH.

Notes

3/27/2019 Misc: 19p20- Equalization Review JH/Nexus
8/15/2017 Misc: 2018: GENERAL REVALUATION

Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 includes Fci F, 58, 58x198, 1.10, \$230, \$253, \$14,674, 0%, 1.0000, 0.00, 0.00, 100.00, \$14,670.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (58), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$14,700), Total Value (\$14,700).

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 11/04/2021 rc

Appraiser 11/24/2021 rc

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Medical Office
<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>
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<b>Wall Type</b>	1: 2(224')
<b>Heating</b>	2268 sqft
<b>A/C</b>	2268 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	15	15	
<b>Total</b>	0	15	15	

**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 Masonry	171	\$9,700

**Special Features**

Description	Value

**Other Plumbing**

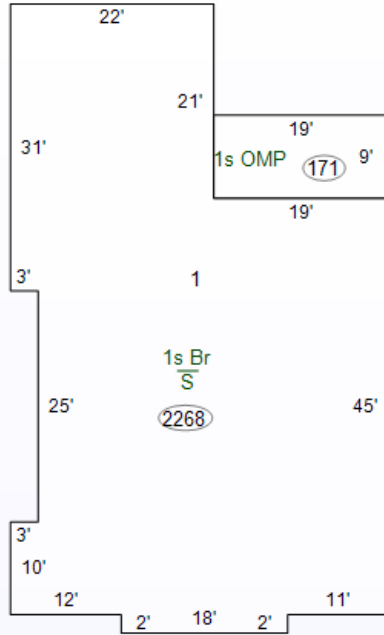
Description	Value

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$395,063</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$428,763</b>
Plumbing	\$24,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$364,448</b>
Exterior Features	\$9,700		

**Floor/Use Computations**

Pricing Key	GCR
Use	MEDOFF
Use Area	2268 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	224'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
<b>Base Rate</b>	<b>\$174.19</b>
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$174.19</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$174.19</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>\$174.19</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$395,063</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	Brick	C	1955	1981	44	A	0.85			2,268 sqft	\$364,448	80%	\$72,890	0%	100%	1.000	1.000	0.00	0.00	100.00	\$72,900
2: Paving	1	Asphalt	C	1990	1990	35	A	\$2.81	0.85	\$2.39	5,400 sqft	\$12,898	80%	\$2,580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600