

General Information

Parcel Number 89-15-36-440-615.000-030
Local Parcel Number 48-36-440-615.000-29
Tax ID: 029-25146-00
Routing Number 4836440-007
Property Class 429 Other Retail Structures

Ownership

MURRAY, JASON
1820 W MAIN ST
RICHMOND, IN 47374

Legal

LOT 4 MC FARLAND ADDN; LOT 5 MC FARLAND
ADDN EXCEPT 8 FT ENT W END EX 25 FT E SIDE
LOT 3 MC FARLAND

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/17/2025 to 01/01/1900.

Notes

3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/15/2017 Misc: 2018: GENERAL REVALUATION



Commercial

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) 1832 W MAIN ST RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 shows Fci F 117 117x168 1.06 \$230 \$244 \$28,548 0% 1.0000 0.00 0.00 100.00 \$28,550

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

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 (0.45), Actual Frontage (117), Total Acres Farmland (0.45), and Total Value (\$28,600).

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

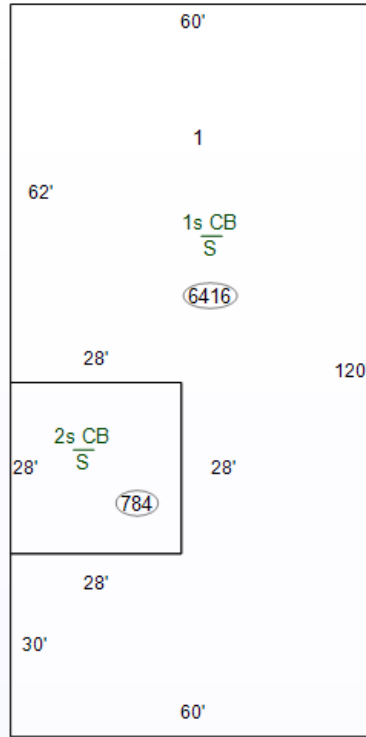
	SB	B	1	U
Wall Type		1: 1(360')		U: 1(112')
Heating			7200 sqft	784 sqft
A/C			7200 sqft	
Sprinkler			7200 sqft	

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures		0	8	8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	8	8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
		1 x Ref Wat Cooler	\$1300

Building Computations			
Sub-Total (all floors)	\$832,310	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$846,410
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$719,449
Exterior Features	\$0		



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	UTLSTOR
Use Area	7200 sqft	784 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	360'	112'
PAR	5	14
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	2
Wall Height	14'	8'
Base Rate	\$100.00	\$107.65
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	(\$10.04)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$100.00	\$97.61
BPA Factor	1.00	1.00
Sub Total (rate)	\$100.00	\$97.61
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$4.97	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$104.97	\$97.61
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$755,784	\$76,526

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	1962	1962	63 A		0.85		7,984 sqft	\$719,449	80%	\$143,890	42%	100%	1.000	0.850	0.00	0.00	100.00	\$70,900
2: Paving	1	Asphalt	C	1962	1962	63 A	\$2.81	0.85	\$2.39	11,000 sqft	\$26,274	80%	\$5,250	40%	100%	1.000	1.000	0.00	0.00	100.00	\$3,200