

General Information

Parcel Number 89-16-12-300-207.000-028
Local Parcel Number 46-12-300-207.001-15

Tax ID: 015-00374-00

Routing Number

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154172-015 WAYNE COM-154172 (015)
Section/Plat 4612300
Location Address (1) 4620 N STATE RD 227 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 2029

Ownership

CHURCH - MIDDLEBORO METHODIS
% LORA BALDWIN
PO BOX 1611
RICHMOND, IN 47375

Legal

PT SEC 11-14-1 0.4A



Transfer of Ownership

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

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Exempt

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
5/24/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

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

SB	B	1	U
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Wall Type	B: 1(168')	1: 1(168')
Heating	1456 sqft	
A/C	1456 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	4	4	
Total	0	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
Porch, Enclosed Frame	32	\$4,800

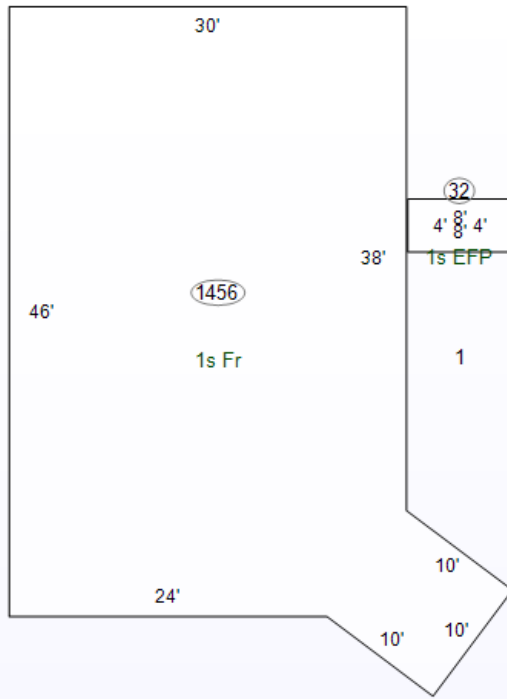
Special Features

Description	Value	Description	Value

Other Plumbing

Building Computations

Sub-Total (all floors)	\$348,843	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$360,043
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$336,640
Exterior Features	\$4,800		



Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	THEATRE
Use Area	1456 sqft	1456 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	168'	168'
PAR	12	12
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	9'	13'
Base Rate	\$67.78	\$217.48
Frame Adj	(\$10.96)	(\$16.09)
Wall Height Adj	\$0.00	(\$17.29)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$56.82	\$184.10
BPA Factor	1.00	1.00
Sub Total (rate)	\$56.82	\$184.10
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$55.49	\$184.10
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$80,793	\$268,050

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	Concrete	C+2	1900	1927	98	A		0.85		2,912 sqft	\$336,640	80%	\$67,330	0%	100%	1.000	1.000	0.00	0.00	100.00	\$67,300
2: Utility Shed	1		D	1996	1996	29	F	\$26.02	0.85	\$17.69	8'x10'	\$1,415	65%	\$500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500