

General Information

Parcel Number 89-16-19-000-401.000-028

Local Parcel Number 46-19-000-401.000-15

Tax ID: 015-00546-00

Routing Number 4619000-023

Property Class 429 Other Retail Structures

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 4619000

Location Address (1) 2670 UNION PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 95

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

SHERRIFF-GOSLIN COMPANY 10 AVENUE C BATTLECREEK, MI 49015

Legal

PT N 1/2 SE SEC 19-14-1 4.299A



Transfer of Ownership

Date 01/01/1900 Owner SHERRIFF-GOSLIN C Doc ID Code Book/Page Adj Sale Price V/I

Commercial

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 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 15 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 Type 11 and 82.

Notes

9/15/2021 Misc: REASSESSMENT-corrected wall heights
3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/11/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (4.30), Actual Frontage (0), Developer Discount, Parcel Acreage (4.30), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.22), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (4.08), 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	Utility / Storage
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	1: 1(300')
Heating	5000 sqft
A/C	754 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0 0	0 0	0 0
Half Bath	0 0	0 0	0 0
Kitchen Sinks	0 0	0 0	0 0
Water Heaters	0 0	0 0	0 0
Add Fixtures	0 3	3 3	
Total	0 0	3 3	

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

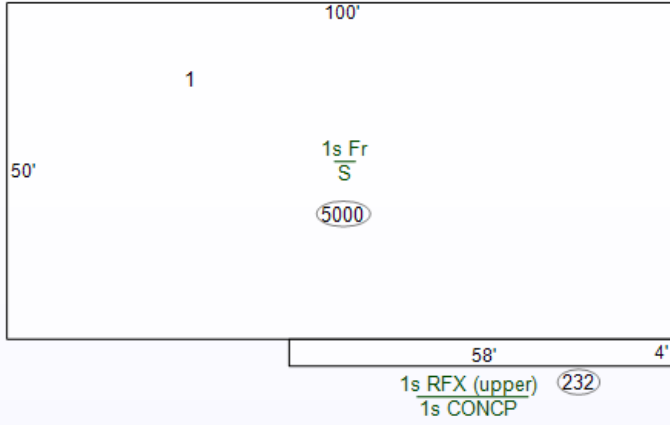
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Patio, Concrete	232	\$1,700
Canopy, Roof Extension	232	\$2,900

Special Features

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENOFF	UTLSTOR
Use Area	754 sqft	4246 sqft
Area Not in Use	0 sqft	0 sqft
Use %	15.1%	84.9%
Eff Perimeter	300'	300'
PAR	6	6
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	10'	10'

2 Base Rate	\$123.81	\$64.55
Frame Adj	(\$9.80)	(\$16.93)
Wall Height Adj	(\$3.98)	(\$3.28)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$110.03	\$44.34
BPA Factor	1.00	1.00
Sub Total (rate)	\$110.03	\$44.34
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$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	\$110.03	\$44.34
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$82,963	\$188,268

Building Computations

Sub-Total (all floors)	\$271,230	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$280,630
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$238,536
Exterior Features	\$4,600		

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	1999	1998	27	A		0.85		5,000 sqft	\$238,536	80%	\$47,710	0%	100%	1.000	0.950	0.00	0.00	100.00	\$45,300
2: Paving	1	Asphalt	C	1999	1999	26	A	\$2.81	0.85	\$2.39	19,300 sqft	\$46,098	80%	\$9,220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,200

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(232')

Heating

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

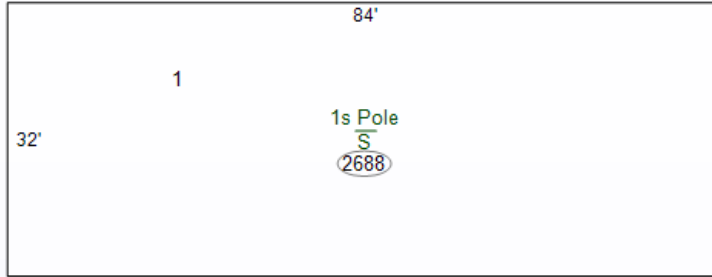
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	2688 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	232'
PAR	9
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
Base Rate	\$22.95
Frame Adj	\$0.00
Wall Height Adj	(\$1.03)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$22.95
BPA Factor	1.00
Sub Total (rate)	\$22.95
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$24.77
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$66,576

Building Computations

Sub-Total (all floors)	\$66,576	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$66,576
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$56,590
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: Building	1	Pole	C	2010	2010	15	A		0.85		2,688 sqft	\$56,590	37%	\$35,650	0%	100%	1.000	0.950	0.00	0.00	100.00	\$33,900

