

General Information

Parcel Number 89-16-19-000-407.002-028
Local Parcel Number 46-19-000-407.020-15

Tax ID: 015-00548-02

Routing Number 4619000-021

Property Class 370 Small Shop

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164599-015 WAYNE COM-164599 (015)
Section/Plat 4619000
Location Address (1) 2516 UNION PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

B & B CONSTRUCTION OF RICHMON
2336 W. NEW GARDEN RD
WILLIAMSBURG, IN 47393

Legal

PT SE 1/4 SEC 19-14-1 7.656A & 0.600A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/08/2023 B & B CONSTRUCTIO and 01/01/1900 STAMPER, SHERMA.

Notes

6/1/2022 Misc: 22 pay 23 appeal - Reduced market adjustment-RC
4/14/2021 Misc: 21p22- Equalization review JH/Nexus
7/27/2017 Misc: 2018: GENERAL REVALUATION

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 values for 2025, 2024, and 2023.

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

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. Rows include 11 A, 14 A, and 82 A GE.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (8.26), Actual Frontage (0), Developer Discount, Parcel Acreage (8.26), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.41), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (7.84), 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 (\$72,200), Total Value (\$72,200).

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Steel Post and Bea
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(380')
Heating	8200 sqft
A/C	1800 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	9	9	
Total	0	0	9	9

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 checked="" type="checkbox"/> Insulatio
<input checked="" 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

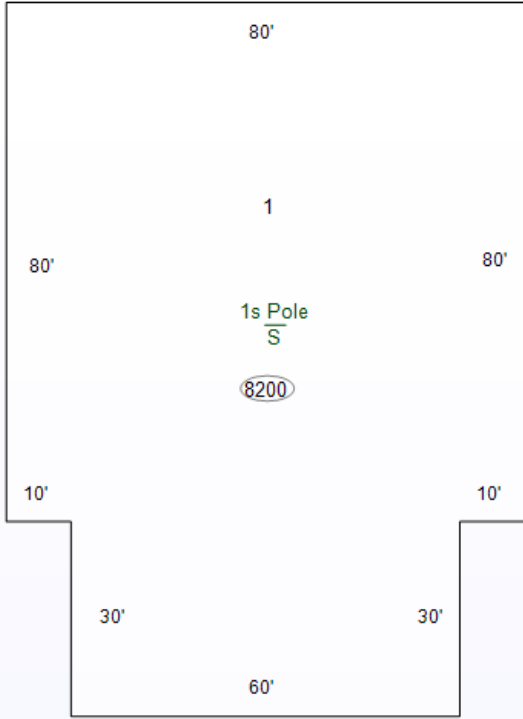
Description	Area	Value

Special Features

Description	Value

Other Plumbing

Description	Value
1 x Ref Wat Cooler	\$1300



Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	6400 sqft	1800 sqft
Area Not in Use	0 sqft	0 sqft
Use %	78.0%	22.0%
Eff Perimeter	380'	380'
PAR	5	5
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		

Floor	1	1
Wall Height	16'	12'

Base Rate	\$17.09	\$17.09
Frame Adj	\$0.35	\$0.35
Wall Height Adj	\$1.85	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00

Adj Base Rate	\$17.44	\$17.44
BPA Factor	1.00	1.00
Sub Total (rate)	\$17.44	\$17.44

Interior Finish	\$4.45	\$44.73
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$1.26	\$1.26
S.F. Price	\$25.00	\$66.06

Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$160,013	\$118,908

Building Computations

Sub-Total (all floors)	\$278,921	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$294,621
Plumbing	\$14,400	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$250,428
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: Mixed Use Commercial	1	SV	C	1989	1990	35 A		0.85		8,200 sqft		80%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$86,600
2: Fencing	1	7 Gauge	D	2001	2001	24 A	\$18.63	0.85	\$16.67	324' x 6'	\$5,738	80%	\$1,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
3: Fencing	1	Plank	D	1989	1989	36 A	\$14.85	0.85	\$10.10	800' x 5'	\$8,078	80%	\$1,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600