

89-16-19-330-116.000-030

CHURCH - FIRST SOUTHERN MI

1400 HOLSAPPLE RD

686, Exempt, Church, Chapel, Mosque,

WAYNE COM-294198 (029)/

General Information

Parcel Number 89-16-19-330-116.000-030
Local Parcel Number 46-19-330-116.001-29

Tax ID: 029-05507-00

Routing Number 4619330-104

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294198-029 WAYNE COM-294198 (029)
Section/Plat 4619330
Location Address (1) 1400 HOLSAPPLE RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

CHURCH - FIRST SOUTHERN MISSI
1400 HOLSAPPLE RD
RICHMOND, IN 47374

Legal

PT SW 19-14-1 0.765A



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price W/
01/01/1900 CHURCH - FIRST SO CO / I

Notes

11/8/2024 SPLIT/COMBINE/ETC: 2025: INSTR# 2024007832 SPLITS 0.381A TO GHOST PARCEL 029-05507-01. AC#8565 COMBINES 0.206A FROM NET PARCEL 029-05508-00 PER SURVEY 2024006704 ON 11-07-2024.

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), and Land/Improvement/Total values for Res (1), Non Res (2), and Non Res (3).

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.

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

Data Source External Only

Collector 07/18/2017 df

Appraiser 08/16/2017 df

General Information

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

SB	B	1	U
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Wall Type	1: 1(248')
Heating	2755 sqft
A/C	2755 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

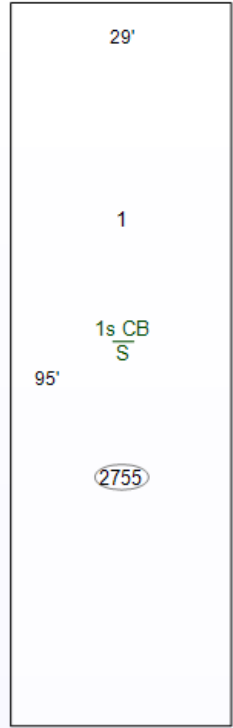
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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
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Floor/Use Computations

Pricing Key	GCM
Use	THEATRE
Use Area	2755 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	248'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'

Base Rate	\$179.63
Frame Adj	(\$16.09)
Wall Height Adj	(\$18.80)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$144.74
BPA Factor	1.00
Sub Total (rate)	\$144.74

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

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$398,759	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$405,159
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$344,385
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$144.74
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$398,759

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	1948	1948	77	A		0.85		2,755 sqft	\$344,385	80%	\$68,880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$68,900
2: Paving	1	Asphalt	C	1990	1990	35	A	\$2.81	0.85	\$2.39	12,000 sqft	\$28,662	80%	\$5,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,700