

General Information

Parcel Number 89-16-20-000-302.000-030
Local Parcel Number 46-20-000-302.000-29

Tax ID: 029-05478-00

Routing Number

Property Class 340 Light Manufacturing & Assembly

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164599-029 WAYNE COM-164599 (029)
Section/Plat 4620000
Location Address (1) 2325 UNION PIKE RICHMOND, IN 47374

Ownership

HILL'S PET NUTRITION INDIANA, INC
C/O RYAN, LLC
PO BOX 20117
ATLANTA, GA 30325

Legal

S 1/2 SW SEC 20-14-1 50.338A *TIF* *ERA*



Transfer of Ownership

Date 01/01/1900 Owner HILL'S PET NUTRITIO 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 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)

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

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 90

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

Data Source Permit

Collector 07/22/2021 rc

Appraiser 08/11/2021 rc

Notes

4/18/2022 Nexus: 2022 review: removed Other(external) pricing; effyr update, market adj - BB/Nexus

4/9/2021 Misc: 21p22- 2021 Equalization Review JH/Nexus

12/23/2020 Misc: New Cons-added guard bldg and fencing-RC

10/11/2018 Misc: 2019: ADD NEW INDUSTRIAL CANOPY

1/3/2018 Misc: 2015,2016, 2017 STIPULATED AGREEMENT: ADJUST ASSESSED VALUE TO REFLECT TWO(2) PARCEL TOTAL AGREED UPON BY ALL PARTIES PER THE COUNTY ASSESSOR 11-03-17

7/27/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage (50.34), Actual Frontage (0), Developer Discount, Parcel Acreage (50.34), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (50.34), 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 (\$508,400), Total Value (\$508,400)

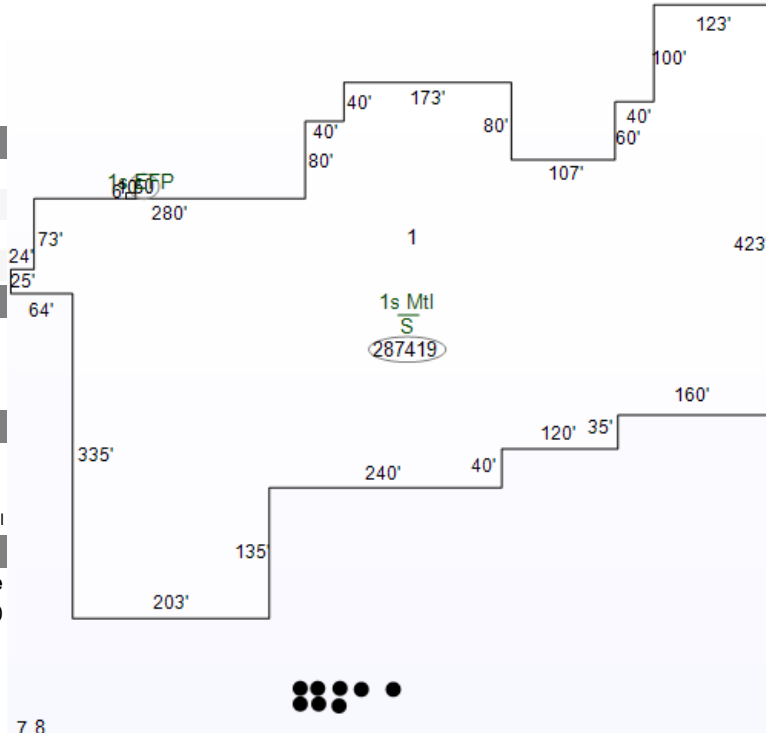
General Information			
Occupancy	C/I Building	Pre. Use	Light Manufacturing
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 3(3000')			
Heating			
287419 sqft			
A/C			
31777 sqft			
Sprinkler			
287419 sqft			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	43	43		<input type="checkbox"/>	<input type="checkbox"/>
Total	0	43	43		<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	60	\$6,300

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, IT 100sqft	\$1,450	3 x Ref Wat Cooler	\$3900
Can, IT 3140sqft	\$45,400	12 x CS, Cor 2 ES	\$21600
DF, LD 3140sqft	\$33,350	7 x Emerg Shower	\$9800
PE, IL	\$10,600	7 x Emerg Eye	\$4900
Mezz 10052sqft	\$486,416		
Mezz 960sqft	\$25,613		



Floor/Use Computations				
Pricing Key	GCI	GCI	GCI	GCI
Use	LMFG	INDOFF	LMFG	LUTLSTOR
Use Area	65761 sqft	31777 sqft	65939 sqft	12300 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	22.9%	11.1%	22.9%	4.3%
Eff Perimeter	3000'	3000'	3000'	3000'
PAR	1	1	1	1
# of Units / AC	0 / N	0 / N	0 / N	0 / N
Avg Unit sz[dpth				
Floor	1	1	1	1
Wall Height	44'	16'	64'	28'
Base Rate	\$56.21	\$80.66	\$56.21	\$34.32
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$11.10	\$4.24	\$18.50	\$3.22
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$67.31	\$84.90	\$74.71	\$37.54
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$67.31	\$84.90	\$74.71	\$37.54
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	(\$1.44)	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$2.51	\$2.64	\$2.51	\$1.96
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$69.82	\$86.10	\$77.22	\$39.50
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$4,591,433	\$2,736,148	\$5,091,810	\$485,850

Building Computations			
Description	Value	Description	Value
Sub-Total (all floors)	\$17,919,455	Garages	\$0
Can, IT 100sqft	\$1,450	Racquetball/Squash	\$0
Can, IT 3140sqft	\$45,400	Theater Balcony	\$0
DF, LD 3140sqft	\$33,350	Plumbing	\$68,800
PE, IL	\$10,600	Other Plumbing	\$40,200
Mezz 10052sqft	\$486,416	Special Features	\$1,757,735
Mezz 960sqft	\$25,613	Exterior Features	\$6,300
		Repl. Cost New	\$16,823,617

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	Metal	C	1990	2003	22 A	0.85			287,419 sqft	\$16,823,617	36%	\$10,767,110	0%	100%	1.000	0.900	0.00	0.00	100.00	\$9,690,400
2: Fencing	1	9 Gauge	C	1990	1990	35 A	\$15.94	0.85	\$15.59	1040' x 6'	\$17,418	80%	\$3,480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,500
3: Masonry Wall	1		C	1990	1990	35 A	\$138.2	0.85	\$260.5	110' x 20'	\$28,656	80%	\$5,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,700
4: Patio- Concrete- At grade	1		C	1990	1990	35 A		0.85		50'x55'	\$18,785	26%	\$13,900	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,900
5: Paving	1	Concrete	C	1990	1990	35 A	\$5.15	0.85	\$4.38	35,000 sqft	\$153,213	80%	\$30,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$30,600
6: Paving	1	Asphalt	C	1990	1990	35 A	\$3.05	0.85	\$2.59	75,000 sqft	\$194,438	80%	\$38,890	0%	100%	1.000	1.000	0.00	0.00	100.00	\$38,900
7: Paving	1	Asphalt	C	2001	2001	24 A	\$3.05	0.85	\$2.59	19,000 sqft	\$49,258	80%	\$9,850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,900

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
8: Paving	1	Concrete	C	2001	2001	24 A	\$5.15	0.85	\$4.38	10,000 sqft	\$43,775	80%	\$8,760	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,800
9: Paving	1	Asphalt	C	2009	2009	16 A	\$2.24	0.85	\$1.90	105,000 sqft	\$199,920	80%	\$39,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$40,000

Floor/Use Computations		
Pricing Key	GCI	GCI
Use	LWRHSE	LWRHSE
Use Area	81810 sqft	29832 sqft
Area Not in Use	0 sqft	0 sqft
Use %	28.5%	10.4%
Eff Perimeter	3000'	3000'
PAR	1	1
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	28'	44'
Base Rate	\$39.67	\$39.67
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$2.30	\$5.98
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$41.97	\$45.65
BPA Factor	1.00	1.00
Sub Total (rate)	\$41.97	\$45.65
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$1.96	\$1.96
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$43.93	\$47.61
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$3,593,913	\$1,420,302

Special Features		Exterior Features		
Description	Value	Description	Area	Value
Mezz 2800sqft	\$74,704			
Mezz 16800sqft	\$431,592			
Mezz 16800sqft	\$431,592			
Mezz 5600sqft	\$149,408			
Penthse 800sqft	\$30,100			
Can, IT 2400sqft	\$37,510			

Other Plumbing

Description	Value

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	

General Information

Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 3(156')
Heating	1440 sqft
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

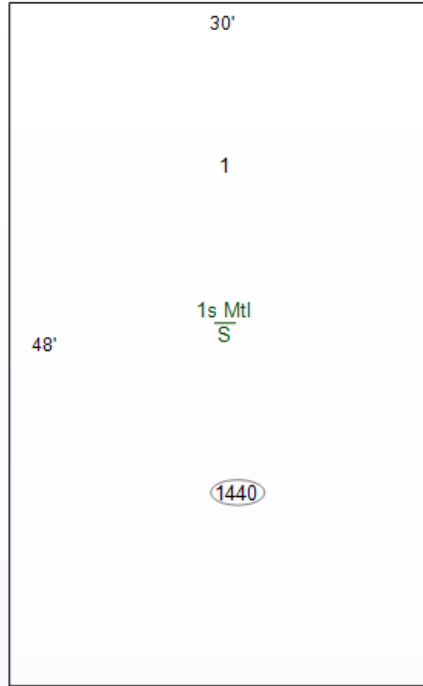
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<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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	GCI
Use	LUTLSTOR
Use Area	1440 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	156'
PAR	11
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	17'

Base Rate	\$107.51
Frame Adj	\$0.00
Wall Height Adj	\$4.32
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$111.83
BPA Factor	1.00

Sub Total (rate)	\$111.83
Interior Finish	\$0.00
Partitions	(\$1.23)
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)	\$159,264	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$159,264
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$135,374
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$110.60
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$159,264

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	Metal	C	1990	1990	35 A		0.85		1,440 sqft	\$135,374	80%	\$27,070	0%	100%	1.000	0.900	0.00	0.00	100.00	\$24,400

General Information

Occupancy	C/I Building	Pre. Use	Light 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(82')
Heating	420 sqft
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

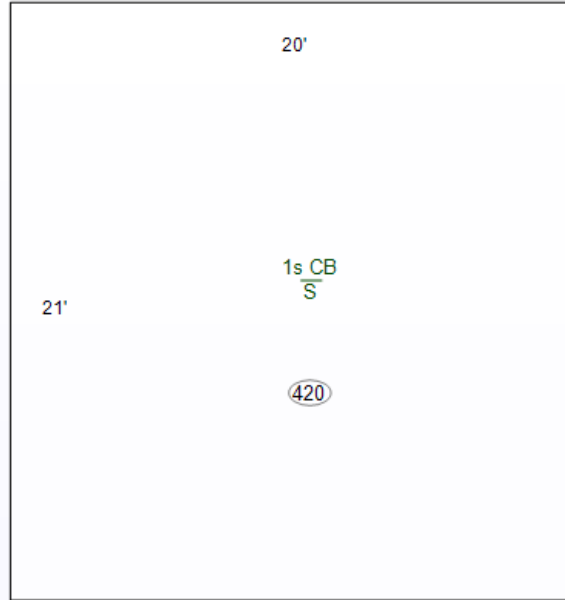
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCI
Use	LUTLSTOR
Use Area	420 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	82'
PAR	20
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'

Base Rate	\$205.60
Frame Adj	(\$15.36)
Wall Height Adj	(\$6.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$183.46
BPA Factor	1.00
Sub Total (rate)	\$183.46
Interior Finish	\$0.00
Partitions	(\$1.23)
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)	\$76,537
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$76,537
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$65,056

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$182.23
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$76,537

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	1990	1990	35	A		0.85		420 sqft	\$65,056	80%	\$13,010	0%	100%	1.000	0.900	0.00	0.00	100.00	\$11,700

General Information

Occupancy	C/I Building	Pre. Use	Light Warehouse
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 3(400')

Heating

A/C

Sprinkler 7500 sqft

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 0	0 0	0 0
Total	0 0	0 0	0 0

Roofing

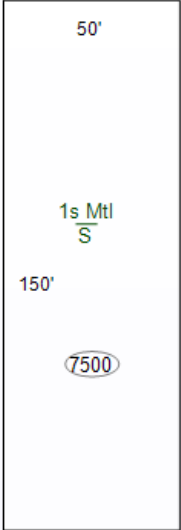
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCI
Use	LWRHSE
Use Area	7500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	400'
PAR	5
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	42'

Base Rate	\$69.04
Frame Adj	\$0.00
Wall Height Adj	\$15.84
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$84.88
BPA Factor	1.00

Sub Total (rate)	\$84.88
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$3.67
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)	\$652,125
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$652,125
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$554,306

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$86.95
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$652,125

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	Metal	C	1990	1990	35	A		0.85		7,500 sqft	\$554,306	72%	\$155,210	0%	100%	1.000	0.900	0.00	0.00	100.00	\$139,700
2: Paving	1	Concrete	A	1990	1990	35	A	\$5.15	0.85	\$7.00	20,000 sqft	\$140,080	80%	\$28,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$28,000

General Information

Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(118')
Heating	870 sqft
A/C	
Sprinkler	870 sqft

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

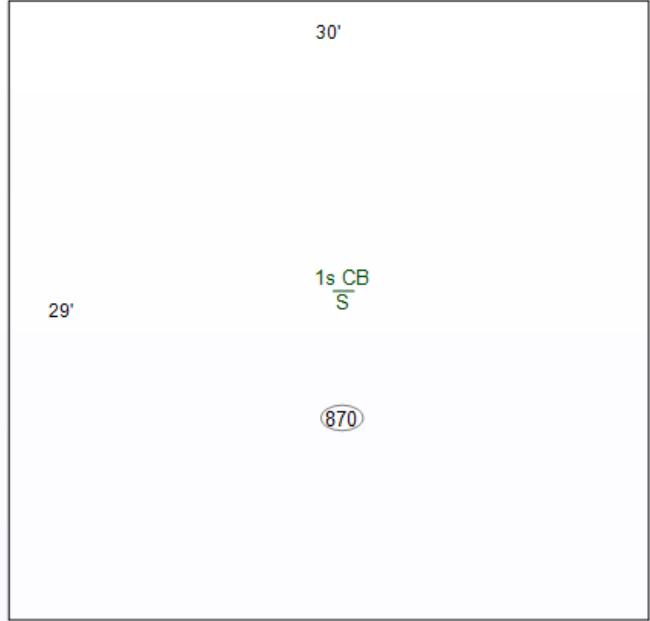
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$120,304
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Sub-Total (building)	\$120,304
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$102,258



Floor/Use Computations

Pricing Key	GCI
Use	LUTLSTOR
Use Area	870 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	118'
PAR	14
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'

Base Rate	\$146.20
Frame Adj	\$0.00
Wall Height Adj	(\$10.36)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$135.84
BPA Factor	1.00
Sub Total (rate)	\$135.84

Interior Finish	\$0.00
Partitions	(\$1.23)
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$3.67
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$138.28
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$120,304

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	1994	1994	31	A		0.85		870 sqft	\$102,258	80%	\$20,450	0%	100%	1.000	0.900	0.00	0.00	100.00	\$18,400

General Information

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

SB	B	1	U
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Wall Type	1: 1(50')
Heating	150 sqft
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

Special Features

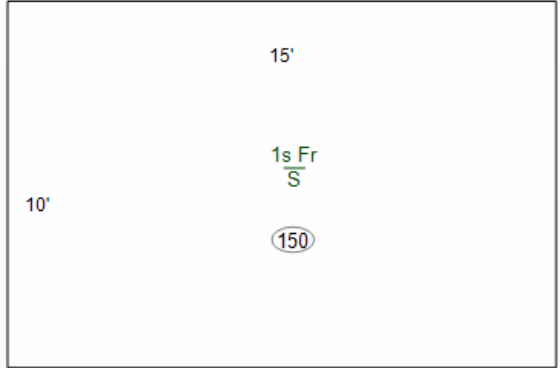
Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	\$50,420	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$50,420
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$30,000
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCI
Use	INDOFF
Use Area	150 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	50'
PAR	33
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'

Base Rate	\$392.87
Frame Adj	(\$14.96)
Wall Height Adj	(\$27.44)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$350.47
BPA Factor	1.00

Sub Total (rate)	\$350.47
Interior Finish	\$0.00
Partitions	(\$9.57)
Heating	\$0.00
A/C	(\$4.77)
Sprinkler	\$0.00
Lighting	\$0.00

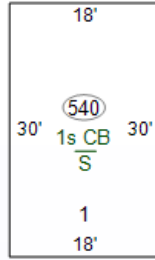
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$336.13
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$50,420

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	D-1	1994	1994	31	A		0.85		150 sqft	\$30,000	80%	\$6,000	0%	100%	1.000	0.900	0.00	0.00	100.00	\$5,400

General Information

Occupancy	C/I Building	Pre. Use	Industrial Office
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0



SB	B	1	U
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Wall Type	1: 1(96')
Heating	540 sqft
A/C	540 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0		0	
Half Bath	1	2	0	
Kitchen Sinks	0		0	
Water Heaters	0		0	
Add Fixtures	0		0	
Total	1	2	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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Floor/Use Computations

Pricing Key	GCI
Use	INDOFF
Use Area	540 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	96'
PAR	18
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'

Base Rate	\$244.67
Frame Adj	\$0.00
Wall Height Adj	(\$17.56)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$227.11
BPA Factor	1.00

Sub Total (rate)	\$227.11
Interior Finish	\$0.00
Partitions	(\$9.57)
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)	\$117,472	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$119,072
Plumbing	\$1,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$101,211
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$217.54
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$117,472

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: C/I Building	1	Concrete	C	2020	2020	5	A		0.85		540 sqft	\$101,211	9%	\$92,100	0%	100%	1.000	0.900	0.00	0.00	100.00	\$82,900