

General Information

Parcel Number 89-16-20-000-303.000-030
Local Parcel Number 46-20-000-303.000-29

Tax ID: 029-43619-00

Routing Number

Property Class 680 Exempt, Charitable Organization

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154172-029 WAYNE COM-154172 (029)
Section/Plat 4620000
Location Address (1) 2225 UNION PIKE RICHMOND, IN 47374

Ownership

CARDINAL GREENWAY INC
700 E WYSOR ST
MUNCIE, IN 47305

Legal

PT SW SEC 20-14-1 0.67A, 0.8A SUBJ TO 0.135A R/W *TIF*



Transfer of Ownership

Date 01/01/1900 Owner CARDINAL GREENW Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/22/2021 Misc: 2022 GENERAL REVAL

Exempt

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, and various valuation amounts for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', 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

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 2030

Data Source Aerial

Collector 12/22/2021 rc

Appraiser 12/22/2021 rc

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

General Information

Occupancy: Patio (free standing)
 Description: Patio- Concrete- At gr
 Story Height: 0
 Style: N/A
 Finished Area:
 Make:

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

| Description | Area | Value |
|-----------------|------|---------|
| Patio, Concrete | 440 | \$2,900 |

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | 3 | 2 |

Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
| | | |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------|--------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | | | | |

Total Base

Adjustments Row Type Adj.

| | |
|------------------|--|
| Unfin Int (-) | |
| Ex Liv Units (+) | |
| Rec Room (+) | |
| Loft (+) | |
| Fireplace (+) | |
| No Heating (-) | |
| A/C (+) | |
| No Elec (-) | |
| Plumbing (+ / -) | |
| Spec Plumb (+) | |
| Elevator (+) | |

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$2,900 \$2,900

Garages (+) 0 sqft \$0 \$2,900

Quality and Design Factor (Grade)

Location Multiplier 0.85

Replacement Cost \$2,465

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: Patio- Concrete- At grade | 1 | | C | 2010 | 2010 | 15 A | | 0.85 | | 20'x22' | \$2,465 | 14% | \$2,120 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$2,100 |
| 2: Paving | 1 | Asphalt | C | 2010 | 2010 | 15 A | \$2.81 | 0.85 | \$2.39 | 4,700 sqft | \$11,226 | 80% | \$2,250 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$2,300 |
| 3: Paving | 1 | Asphalt | C | 2000 | 2000 | 25 A | \$2.81 | 0.85 | \$2.39 | 6,400 sqft | \$15,286 | 80% | \$3,060 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$3,100 |