

89-16-20-440-106.000-030

RICHMOND IN PROPCO LLC

270 CHESTER BLVD

412, Nursing Home & Private Hospital

WAYNE COM-294618 (029)/ 1/4

General Information

Parcel Number 89-16-20-440-106.000-030
Local Parcel Number 46-20-440-106.000-29

Tax ID: 029-05218-00

Routing Number 4620440-006

Property Class 412 Nursing Home & Private Hospital

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294618-029 WAYNE COM-294618 (029)

Section/Plat 4620440

Location Address (1) 270 CHESTER BLVD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

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

RICHMOND IN PROPCO LLC ATTN:MELISSA RICHARDSON 2309 S MILLER ST SHELBYVILLE, IN 46176

Legal

PT SD SE SEC 20-14-1 5.07A 16 FT FOR ROADWAY \*TIF\*



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with 14 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Commercial

Notes

4/20/2022 Nexus: sheds SV=\$0; market adj - BB/Nexus
10/12/2020 Misc: New Cons-added det garage-RC
4/24/2020 Misc: 2020 review: effyr update - BB/Nexus
10/3/2019 Appeal: 2019 appeal: withdrawn with no changes -BB/Nexus
3/29/2019 Misc: 2019 EQ: 1992 effyr, market adj - BB/Nexus
8/14/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

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

Data Source External Only

Collector 06/15/2021 rc

Appraiser 06/15/2021 rc

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Nursing Home
<b>Description</b>	NURSING HOME	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 2(1472')
<b>Heating</b>	33030 sqft
<b>A/C</b>	33030 sqft
<b>Sprinkler</b>	33030 sqft

**Plumbing RES/CI**

#	TF	#	TF
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	70	70
<b>Total</b>	0	70	70

**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

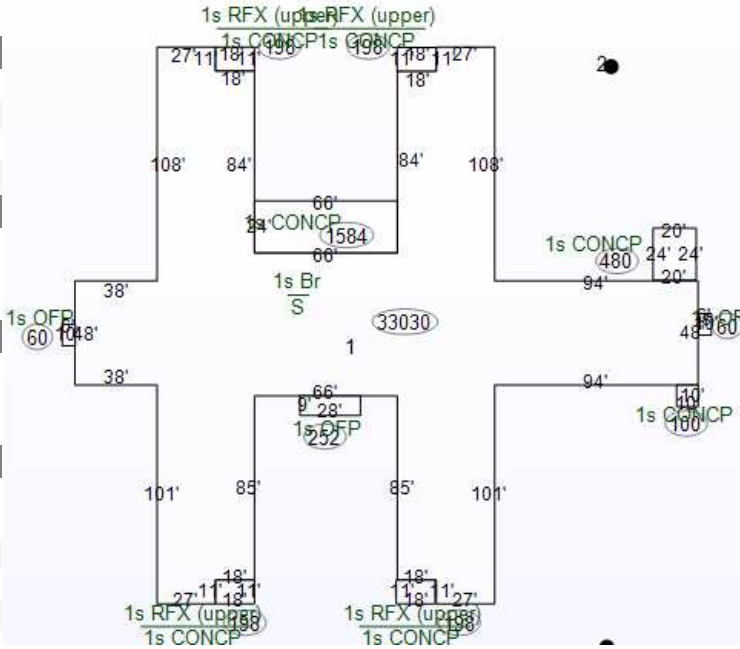
**Exterior Features**

Description	Area	Value
Porch, Open Frame	252	\$12,000
Patio, Concrete	1584	\$12,500
Patio, Concrete	480	\$3,700
Patio, Concrete	100	\$800
Porch, Open Frame	60	\$4,300
Porch, Open Frame	60	\$4,300
Patio, Concrete	198	\$1,500
Canopy, Roof Extension	198	\$2,700
Patio, Concrete	198	\$1,500

**Special Features**

Description	Value
1 x Ref Wat Cooler	\$1300

**Other Plumbing**



**Floor/Use Computations**

<b>Pricing Key</b>	GCR
<b>Use</b>	NURSHOM
<b>Use Area</b>	33030 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	1472'
<b>PAR</b>	4
<b># of Units / AC</b>	0 / N
<b>Avg Unit sz dpth</b>	
<b>Floor</b>	1
<b>Wall Height</b>	10'
<b>Base Rate</b>	\$105.75
<b>Frame Adj</b>	\$0.00
<b>Wall Height Adj</b>	\$0.00
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	\$105.75
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	\$105.75
<b>Interior Finish</b>	\$0.00
<b>Partitions</b>	\$0.00
<b>Heating</b>	\$0.00
<b>A/C</b>	\$0.00
<b>Sprinkler</b>	\$3.43
<b>Lighting</b>	\$0.00
<b>Unit Finish/SR</b>	\$0.00
<b>GCK Adj.</b>	\$0.00
<b>S.F. Price</b>	\$109.18
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	\$3,606,215

**Building Computations**

<b>Sub-Total (all floors)</b>	\$3,606,215	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	\$3,773,915
Plumbing	\$112,000	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	\$3,207,828
Exterior Features	\$54,400		

**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: NURSING HOME	1	Brick	C	1969	1995	30 A		0.85		33,030 sqft	\$3,207,828	70%	\$962,350	0%	100%	1.000	0.800	0.00	100.00	0.00	\$769,900
2: Detached Garage	1	Wood Fr	E	2019	2019	6 A	\$34.59	0.85	\$11.76	24'x40'	\$11,290	8%	\$10,390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,400
3: Paving	1	Asphalt	C	2013	2013	12 A	\$2.24	0.85	\$1.90	61,100 sqft	\$116,334	80%	\$23,270	0%	100%	1.000	1.000	0.00	100.00	0.00	\$23,300
4: Utility Shed	1	SV	D	1994	1994	31 A		0.85		10'x14'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
5: Utility Shed	1	SV	D	1992	1992	33 A		0.85		10'x14'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0



