

General Information

Parcel Number
89-16-21-000-215.000-028

Local Parcel Number
46-21-000-215.000-15

Tax ID:
015-00892-00

Routing Number

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 154597-015
WAYNE COM-154597 (015)

Section/Plat
4621000

Location Address (1)
2341 W CART 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 2029

Ownership

HARDWICK, MONICA & SHERI HARD
2341 WEST CART RD
RICHMOND, IN 47374

Legal

PT NE SEC 21-14-1 2.59A



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
04/01/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$32,300	Land	\$32,300	\$31,300	\$31,300	\$31,300	\$31,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$7,300	Land Non Res (2)	\$7,300	\$6,300	\$0	\$0	\$0
\$25,000	Land Non Res (3)	\$25,000	\$25,000	\$31,300	\$31,300	\$31,300
\$33,000	Improvement	\$33,000	\$33,000	\$33,000	\$33,400	\$26,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$33,000	Imp Non Res (3)	\$33,000	\$33,000	\$33,000	\$33,400	\$26,800
\$65,300	Total	\$65,300	\$64,300	\$64,300	\$64,700	\$58,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$7,300	Total Non Res (2)	\$7,300	\$6,300	\$0	\$0	\$0
\$58,000	Total Non Res (3)	\$58,000	\$58,000	\$64,300	\$64,700	\$58,100

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

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
91	A		0	2.090000	1.00	\$3,500	\$3,500	\$7,315	0%	1.0000	0.00	100.00	0.00	\$7,320
11	A		0	0.500000	1.00	\$50,000	\$50,000	\$25,000	0%	1.0000	0.00	0.00	100.00	\$25,000

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/11/2010	HARDWICK, MONICA	2010005768	PR	/		I
01/01/1900	HARDWICK, NANCY,	2010005768	PR	/		I

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
4/14/2021 Misc: 21p22- Equalization review JH/Nexus
5/23/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

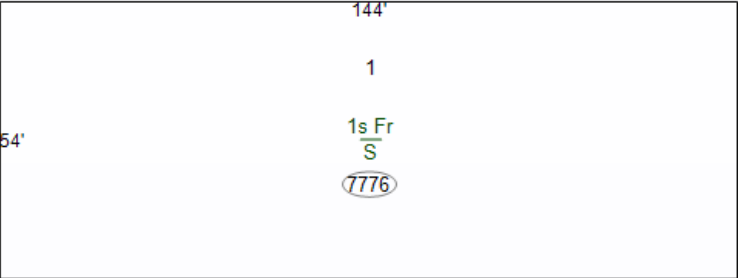
Calculated Acreage	2.59
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.59
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	2.09
Total Acres Farmland	0.50
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$7,300
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$7,300
CAP 3 Value	\$25,000
Total Value	\$32,300

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	Mixed Use Com	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(396')			
Heating	7776 sqft			
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat	☒ Insulatio
Add Fixtures		0	3	3	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	3	3	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value



Floor/Use Computations		
Pricing Key	GCM	GCK
Use	GENOFF	GCK
Use Area	162 sqft	7614 sqft
Area Not in Use	0 sqft	0 sqft
Use %	2.1%	97.9%
Eff Perimeter	396'	396'
PAR	5	5
# of Units / AC	0	0 / N
Avg Unit sz dpth	-1	
Floor	1	1
Wall Height	14'	14'
Base Rate	\$115.60	\$17.09
Frame Adj	(\$9.80)	\$0.00
Wall Height Adj	\$3.60	\$0.88
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$109.40	\$17.09
BPA Factor	1.00	1.00
Sub Total (rate)	\$109.40	\$17.09
Interior Finish	\$0.00	\$4.45
Partitions	(\$9.57)	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$7.30)	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.46
S.F. Price	\$92.53	\$22.88
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$14,990	\$174,208

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$189,198	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$193,998
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$164,898
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	Wood Fr	C	1980	1980	45	A		0.85		7,776 sqft	\$164,898	80%	\$32,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$33,000