

89-16-28-130-413.000-030

HENDRICKS, NATHAN I

1601 CHESTER BLVD

420, Small Detached Retail of Less Tha

WAYNE COM-294608 (029)/

General Information

Parcel Number 89-16-28-130-413.000-030
Local Parcel Number 46-28-130-413.000-29

Tax ID: 029-30487-00

Routing Number

Property Class 420
Small Detached Retail of Less Than

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294608-029 WAYNE COM-294608 (029)
Section/Plat 4628130
Location Address (1) 1601 CHESTER BLVD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 90

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

HENDRICKS, NATHAN I
C/O ERNEST & PATRICIA HENDRICK
1506 CHESTER BLVD
RICHMOND, IN 47374

Legal

LOT 19 BERRY FIELD EX 1109 SQ FT



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 (04/01/2025, 04/22/2025, 04/17/2024, 04/20/2023, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values.

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

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 07/05/2023, 01/26/2017, 01/26/2017, 08/14/2008, 08/14/2008, 01/01/1900.

Commercial

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
3/20/2020 Misc: 20p21- 2020 Equalization JH/Nexus Nature's Nook Natural Food Store
8/21/2018 Misc: 2019: ADD NEW PAVING PER F/C 8-20-18
8/31/2016 : 2017 GENERAL REVAL PHASE 3 2016 INFORMAL REVIEW: N/C PER TWP ASSESSOR 8/31/16

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (0.31), Actual Frontage (0), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$30,600), Total Value (\$30,600).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
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
-----------	----------	----------	----------

Wall Type	1: 1(262')
Heating	4060 sqft
A/C	4060 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	5	5	
Total	0	0	5	5

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

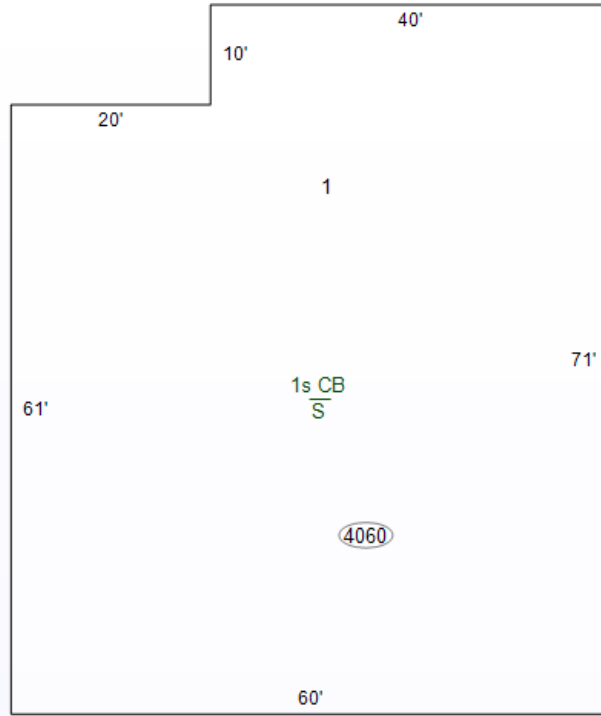
Description	Area	Value
-------------	------	-------

Special Features

Description	Value
-------------	-------

Other Plumbing

Description	Value
-------------	-------



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	4060 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	262'
PAR	6
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$108.91
Frame Adj	(\$12.83)
Wall Height Adj	(\$2.56)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$93.52
BPA Factor	1.00
Sub Total (rate)	\$93.52
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$93.52
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$379,691

Building Computations

Sub-Total (all floors)	\$379,691	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$387,691
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$313,061
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	Concrete	C-1	1969	1969	56	A		0.85		4,060 sqft	\$313,061	80%	\$62,610	0%	100%	1.000	0.900	0.00	0.00	100.00	\$56,300
2: Paving	1	Asphalt	C	2018	2018	7	A	\$2.81	0.85	\$2.39	8,000 sqft	\$19,108	60%	\$7,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,600