

89-16-29-440-113.000-031

REID HOSPITAL & HEALTH CAR

1400 CHESTER BLVD

442, Medical Clinic or Offices

WAYNE COM-294608 (030)/

General Information

Parcel Number 89-16-29-440-113.000-031
Local Parcel Number 46-29-440-113.000-30

Tax ID: 030-00020-00

Routing Number 4629440-022

Property Class 442 Medical Clinic or Offices

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 031 (Local 030) SPRING GROVE TOWN

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294608-030 WAYNE COM-294608 (030)

Section/Plat 4629440

Location Address (1) 1400 CHESTER BLVD RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

REID HOSPITAL & HEALTH CARE SE 1100 REID PKWY RICHMOND, IN 47374

Legal

PT SE 29-14-1 1.903A



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 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

12/27/2021 Misc: 2022 GENERAL REVAL
12/9/2019 Misc: 2020: COMBINE WITH 030-00145-00 PER A/C#8184
3/27/2019 Misc: 19p20- Equalization Review JH/Nexus
8/14/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$190,300

Data Source External Only

Collector 06/23/2021 rc

Appraiser 06/23/2017 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2189 sqft
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 |
|------------------------|------|----------|
| Porch, Open Frame | 192 | \$10,100 |
| Stoop, Masonry | 81 | \$2,700 |
| Canopy, Roof Extension | 81 | \$1,300 |

Plumbing

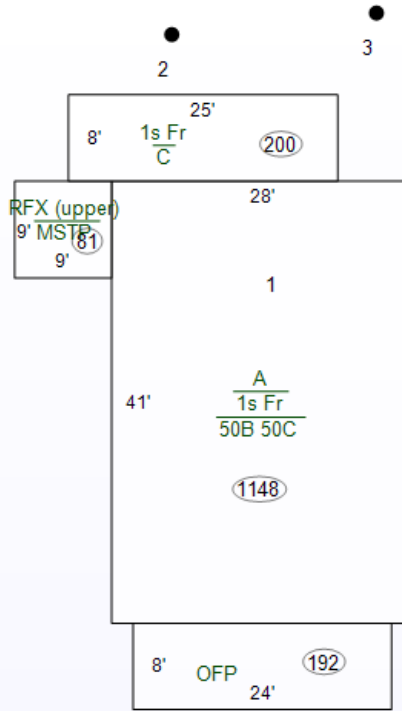
| | # | TF |
|---------------|----------|----------|
| Full Bath | 0 | 0 |
| Half Bath | 2 | 4 |
| Kitchen Sinks | 0 | 0 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 3 | 3 |
| Total | 6 | 8 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 0 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1348 | 1348 | \$126,700 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 1148 | 841 | \$21,600 | |
| Bsmt | | 574 | 0 | \$26,000 | |
| Crawl | | 774 | 0 | \$6,700 | |
| Slab | | | | | |

Total Base \$181,000

Adjustments 1 Row Type Adj. x 1.00 \$181,000

| | |
|------------------|---------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1348 A:841 \$5,100 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 \$2,400 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$188,500

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$14,100 | \$202,600 |
| Garages (+) 0 sqft | \$0 | \$202,600 |
| Quality and Design Factor (Grade) | | 1.00 |
| Location Multiplier | | 0.85 |

Replacement Cost \$172,210

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: Residential Dwelling | 1 | Wood Fr | C | 1920 | 1960 | 65 | A | | 0.85 | | 3,070 sqft | \$172,210 | 42% | \$99,880 | 0% | 100% | 1.254 | 1.000 | 0.00 | 0.00 | 100.00 | \$125,200 |
| 2: Paving | 1 | Asphalt | C | 1977 | 1977 | 48 | A | \$2.81 | 0.85 | \$2.39 | 12,000 sqft | \$28,662 | 80% | \$5,730 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$5,700 |
| 3: Utility Shed | 1 | SV | D | 1997 | 1997 | 28 | A | | 0.85 | | 8'x8' | | 60% | | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$0 |