

89-16-30-000-209.000-030

PENSKE TRUCK LEASING CO L

1107 NW T ST

455, Commercial Garage

WAYNE COM-294605 (029)/ 1/2

General Information

Parcel Number 89-16-30-000-209.000-030

Local Parcel Number 46-30-000-209.000-29

Tax ID: 029-17845-00

Routing Number

Property Class 455 Commercial Garage

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294605-029 WAYNE COM-294605 (029)

Section/Plat 4630000

Location Address (1) 1107 NW T ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 95

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

PENSKE TRUCK LEASING CO L P ATTN REAL ESTATE DEPT 2675 MORGANTOWN ROAD READING, PA 19607

Legal

LOT 14 SEC 3 2.606A & LOT 15 SEC 3 2.619A RICHMONDS NORTHWEST INDUSTRIAL PARK \*TIF\*



Transfer of Ownership

Date 01/01/1900 Owner PENSKE TRUCK LEA Doc ID Code Book/Page Adj Sale Price V/I

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). Rows include 2025, 2024, 2023, 2022, 2021 and various valuation categories.

Land Data (Standard Depth: Res 100', 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. Rows 11, 12, 14.

Notes

3/27/2024 Misc: NC-added small tire enclosure-Nexus
2/9/2024 Nexus: 2024 nbhd review: land rate update; reallocated land -BB/Nexus
9/22/2020 Misc: Moved to NBHD 294605 based on land sales-RC
8/14/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (5.23), Actual Frontage (0), Developer Discount, Parcel Acreage (5.23), 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 (5.23), 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 (\$242,800), Total Value (\$242,800).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Commercial Garage
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<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: 1(380')
<b>Heating</b>	8800 sqft
<b>A/C</b>	672 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
Full Bath	0 0	0 0	0 0
Half Bath	0 0	0 0	0 0
Kitchen Sinks	0 0	0 0	0 0
Water Heaters	0 0	0 0	0 0
Add Fixtures	0 5	5 5	
<b>Total</b>	<b>0 0</b>	<b>5 5</b>	<b>5 5</b>

**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**

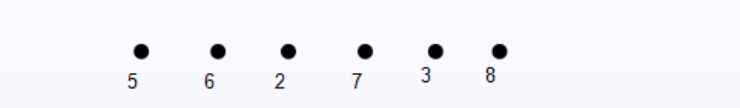
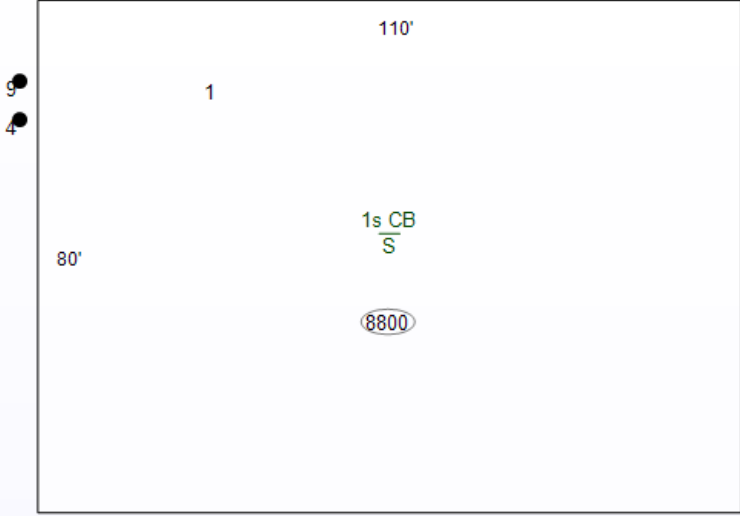
Description	Area	Value
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**Special Features**

Description	Value	Description	Value
Can, CT 1840sqft	\$50,600	1 x Ref Wat Cooler	\$1300
Mezz 672sqft	\$15,980	1 x Emerg Eye	\$700

**Other Plumbing**

Description	Value	Description	Value
Can, CT 1840sqft	\$50,600	1 x Ref Wat Cooler	\$1300
Mezz 672sqft	\$15,980	1 x Emerg Eye	\$700



**Floor/Use Computations**

Pricing Key	GCI	GCI
Use	COMGAR	INDOFF
Use Area	8128 sqft	672 sqft
Area Not in Use	0 sqft	0 sqft
Use %	92.4%	7.6%
Eff Perimeter	380'	380'
PAR	4	4
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		

Floor	1	1
Wall Height	20'	12'

<b>Base Rate</b>	<b>\$69.78</b>	<b>\$107.58</b>
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$4.44	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00

<b>Adj Base Rate</b>	<b>\$74.22</b>	<b>\$107.58</b>
BPA Factor	1.00	1.00

<b>Sub Total (rate)</b>	<b>\$74.22</b>	<b>\$107.58</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$74.22</b>	<b>\$107.58</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$603,260</b>	<b>\$72,294</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$675,554</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$752,134</b>
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$2,000	Location Multiplier	0.85
Special Features	\$66,580	<b>Repl. Cost New</b>	<b>\$639,314</b>
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	1987	1993	32	A		0.85		8,800 sqft	\$639,314	74%	\$166,220	0%	100%	1.000	0.950	0.00	0.00	100.00	\$157,900
2: Fencing	1	9 Gauge	C	1987	1987	38	A	\$15.94	0.85	\$15.59	1325' x 6'	\$23,466	80%	\$4,690	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,700
3: Fencing	1	9 Gauge	C	2002	2002	23	A	\$15.94	0.85	\$16.94	860' x 6'	\$14,569	80%	\$2,910	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900
4: Fencing 02	1	9 Gauge	C	2023	2023	2	A	\$17.71	0.85	\$18.45	80' x 8'	\$1,476	8%	\$1,360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400
5: Paving	1	Concrete	C	2002	2002	23	A	\$5.15	0.85	\$4.38	4,200 sqft	\$18,386	80%	\$3,680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,700
6: Paving	1	Asphalt	C	1987	1987	38	A	\$3.05	0.85	\$2.59	87,100 sqft	\$225,807	80%	\$45,160	0%	100%	1.000	1.000	0.00	0.00	100.00	\$45,200
7: Paving	1	Concrete	C	1987	1987	38	A	\$3.80	0.85	\$3.23	1,840 sqft	\$5,943	80%	\$1,190	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
8: Paving	1	Asphalt	C	2002	2002	23	A	\$3.05	0.85	\$2.59	76,800 sqft	\$199,104	80%	\$39,820	0%	100%	1.000	1.000	0.00	0.00	100.00	\$39,800
9: Utility Shed	1		C	2023	2023	2	A	\$17.72	0.85	\$15.06	16'x24'	\$5,784	10%	\$5,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,200