

89-16-30-000-212.000-030

CLARKE LLC

910 PROGRESS RD

350, Industrial Warehouse

WAYNE COM-154172 (029)/ 1/2

General Information

Parcel Number 89-16-30-000-212.000-030
Local Parcel Number 46-30-000-212.000-29

Tax ID: 029-00248-00

Routing Number

Property Class 350 Industrial Warehouse

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154172-029 WAYNE COM-154172 (029)
Section/Plat 4630000
Location Address (1) 910 PROGRESS RD RICHMOND, IN 47374

Ownership

CLARKE LLC
PO BOX 593
TROUTDALE, OR 97060

Legal

PT LOT 2 SEC2 RICHMONDS NW INDUSTRIAL PARK SEC 2 PT NE SEC 30-14-1 5.526A PT SE SEC 30-14-1 1.431A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 02/12/2024 to 01/01/1900.

Notes

2/23/2024 Misc: NC-adjusted eff year fro remodel-Nexus
9/30/2021 Misc: Reassessment / SDF review
4/12/2021 Misc: 21p22- 2021 Equalization review JH/Nexus
4/28/2020 Misc: 2020 review: market adj -BB/Nexus
7/27/2017 Misc: 2018: GENERAL REVALUATION

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 150', 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. Rows for Land Type 11 and 13.

Zoning

Subdivision

Lot

Market Model COMM/IND MARKET 90

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

Data Source External Only Collector 07/09/2021 rc Appraiser 07/27/2021 rc

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (6.96), Actual Frontage (0), Developer Discount, Parcel Acreage (6.96), 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 (6.96), 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 (\$114,800), Total Value (\$114,800).

General Information

| | | | |
|---------------------|---------------|---------------------|-----------------|
| Occupancy | C/I Building | Pre. Use | Light Warehouse |
| Description | Mixed Use Com | Pre. Framing | Fire Resistant |
| Story Height | 1 | Pre. Finish | Unfinished |
| Type | N/A | # of Units | 0 |

| | | | |
|-----------|----------|----------|----------|
| SB | B | 1 | U |
|-----------|----------|----------|----------|

| | |
|------------------|------------|
| Wall Type | 1: 3(700') |
| Heating | 30000 sqft |
| A/C | 1300 sqft |
| Sprinkler | 30000 sqft |

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 | | | 9 | 9 |
| Total | 0 | 0 | 9 | 9 |

Roofing

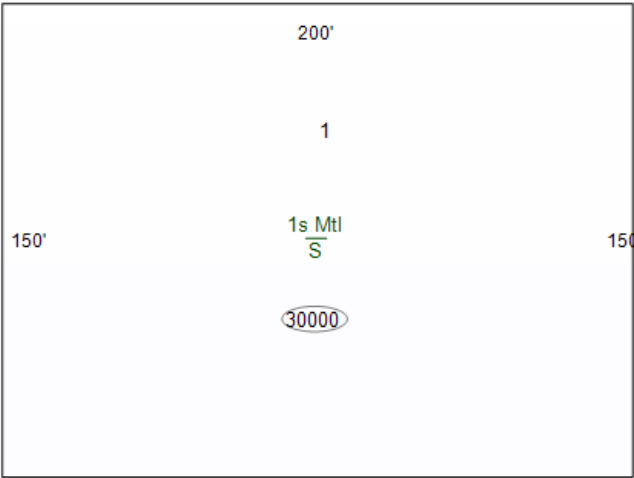
| | | |
|-----------------------------------|----------------------------------|--------------------------------|
| <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> 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 |
|-------------|------|-------|
|-------------|------|-------|



Floor/Use Computations

| | | |
|-----------------|-----------|------------|
| Pricing Key | GCI | GCI |
| Use | INDOFF | LWRHSE |
| Use Area | 1300 sqft | 28700 sqft |
| Area Not in Use | 0 sqft | 0 sqft |
| Use % | 4.3% | 95.7% |
| Eff Perimeter | 700' | 700' |
| PAR | 2 | 2 |
| # of Units / AC | 0 / N | 0 / N |

| | | |
|------------------|-----|-----|
| Avg Unit sz dpth | | |
| 1 Floor | 1 | 1 |
| Wall Height | 12' | 25' |

| | | |
|------------------|----------------|----------------|
| Base Rate | \$87.37 | \$46.10 |
| 3 Frame Adj | \$0.00 | \$0.00 |
| Wall Height Adj | \$0.00 | \$2.31 |
| Dock Floor | \$0.00 | \$0.00 |
| Roof Deck | \$0.00 | \$0.00 |

| | | |
|-------------------------|----------------|----------------|
| Adj Base Rate | \$87.37 | \$48.41 |
| BPA Factor | 1.00 | 1.00 |
| Sub Total (rate) | \$87.37 | \$48.41 |

| | | |
|-----------------|--------|--------|
| Interior Finish | \$0.00 | \$0.00 |
| Partitions | \$0.00 | \$0.00 |
| Heating | \$0.00 | \$0.00 |
| A/C | \$0.00 | \$0.00 |
| Sprinkler | \$3.37 | \$2.45 |
| Lighting | \$0.00 | \$0.00 |

| | | |
|--------------------|------------------|--------------------|
| Unit Finish/SR | \$0.00 | \$0.00 |
| GCK Adj. | \$0.00 | \$0.00 |
| S.F. Price | \$90.74 | \$50.86 |
| Sub-Total | | |
| Unit Cost | \$0.00 | \$0.00 |
| Elevated Floor | \$0.00 | \$0.00 |
| Total (Use) | \$117,962 | \$1,459,682 |

Special Features

| Description | Value |
|---------------------|----------|
| CSF, I 5400sqft | \$46,820 |
| CSF, D 240sqft | \$20,830 |
| DF, TW/R 112' 66x72 | \$28,050 |
| DF, TW/R 0' 11x20 | \$1,050 |

Other Plumbing

| Description | Value |
|--------------------|--------|
| 2 x Ref Wat Cooler | \$2600 |
| 1 x Emerg Eye | \$700 |

Building Computations

| | | | |
|-------------------------------|--------------------|-----------------------------|--------------------|
| Sub-Total (all floors) | \$1,577,644 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$1,692,094 |
| Plumbing | \$14,400 | Quality (Grade) | \$1 |
| Other Plumbing | \$3,300 | Location Multiplier | 0.85 |
| Special Features | \$96,750 | Repl. Cost New | \$1,438,280 |
| 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 | Metal | C | 2004 | 2012 | 13 A | | 0.85 | | 30,000 sqft | \$1,438,280 | 24% | \$1,093,090 | 0% | 100% | 1.000 | 0.900 | 0.00 | 0.00 | 100.00 | \$983,800 |
| 2: Paving | 1 | Asphalt | C | 2004 | 2004 | 21 A | \$3.05 | 0.85 | \$2.59 | 46,700 sqft | \$121,070 | 80% | \$24,210 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$24,200 |
| 3: Paving | 1 | Asphalt | C | 2004 | 2004 | 21 A | \$2.81 | 0.85 | \$2.39 | 8,100 sqft | \$19,347 | 80% | \$3,870 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$3,900 |