

89-16-30-000-217.001-030

HEALTHCARE PROFESSIONAL

1810 WILLIAMSBURG PIKE

444, Full Service Bank

WAYNE COM-294605 (029)/ 1/2

General Information

Parcel Number 89-16-30-000-217.001-030

Local Parcel Number 46-30-000-217.010-29

Tax ID: 029-53366-01

Routing Number

Property Class 444 Full Service Bank

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) 1810 WILLIAMSBURG PIKE 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 2030

Ownership

HEALTHCARE PROFESSIONAL FEDERAL CREDIT UNION 1810 WILLIAMSBURG PIKE RICHMOND, IN 47374

Legal

PT NE SEC 30-14-1 1.315A \*TIF\*

Transfer of Ownership

Date 01/01/1900 Owner HEALTHCARE PROF Doc ID Code Book/Page Adj Sale Price V/I



Commercial

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 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

Notes

2/9/2024 Nexus: 2024 nbhd review: land rate update; C+2 -BB/Nexus
4/6/2022 Misc: New Cons-added bank features, changed eff year HCP Credit Union
3/24/2020 Misc: 20p21- Changed from 447 to 442 per equalization review JH/Nexus
8/14/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes 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 \$73,300

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Bank
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<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: 2(250')
<b>Heating</b>	3444 sqft
<b>A/C</b>	3444 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0 0	0 0	
<b>Half Bath</b>	0 0	0 0	
<b>Kitchen Sinks</b>	0 0	0 0	
<b>Water Heaters</b>	0 0	0 0	
<b>Add Fixtures</b>	0 6	6 6	
<b>Total</b>	0 0	6 6	

**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**

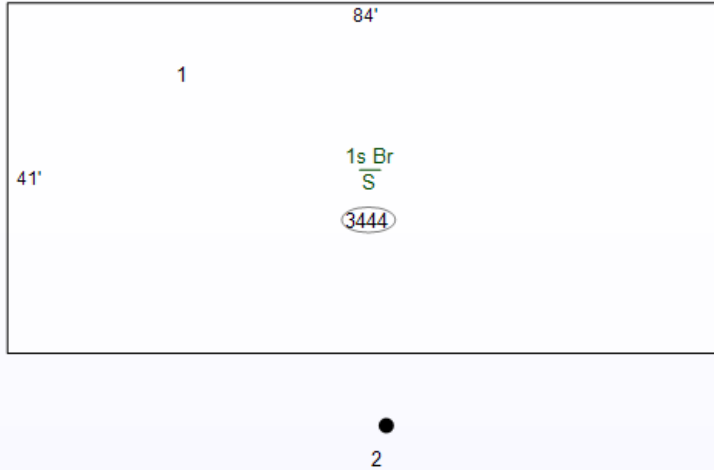
<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

<b>Description</b>	<b>Value</b>
BF, DWU TW x1	\$12,100
Can, CT 1200sqft	\$37,180
BF, ATM 20sqft	\$12,760
BF, ND x1	\$14,800
BF, MV/D 10x10	\$44,380

**Other Plumbing**

<b>Description</b>	<b>Value</b>
1 x Ref Wat Cooler	\$1300



**Floor/Use Computations**

<b>Pricing Key</b>	GCM
<b>Use</b>	BANK
<b>Use Area</b>	3444 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	250'
<b>PAR</b>	7
<b># of Units / AC</b>	0
<b>Avg Unit sz dpth</b>	0
<b>Floor</b>	1
<b>Wall Height</b>	10'
<b>Base Rate</b>	\$155.62
<b>Frame Adj</b>	\$0.00
<b>Wall Height Adj</b>	(\$15.36)
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	\$140.26
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	\$140.26
<b>Interior Finish</b>	\$0.00
<b>Partitions</b>	\$0.00
<b>Heating</b>	\$0.00
<b>A/C</b>	\$0.00
<b>Sprinkler</b>	\$0.00
<b>Lighting</b>	\$0.00
<b>Unit Finish/SR</b>	\$0.00
<b>GCK Adj.</b>	\$0.00
<b>S.F. Price</b>	\$140.26
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	\$483,055

**Building Computations**

<b>Sub-Total (all floors)</b>	\$483,055	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	\$615,175
Plumbing	\$9,600	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$1,300	<b>Location Multiplier</b>	0.85
Special Features	\$121,220	<b>Repl. Cost New</b>	\$575,189
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	Brick	C+2	1971	1981	44 A		0.85		3,444 sqft	\$575,189	69%	\$178,310	0%	100%	1.000 0.900	0.00	0.00	100.00	\$160,500
2: Paving	1	Asphalt	C	1995	1995	30 A	\$2.81	0.85	\$2.39	18,800 sqft	\$44,904	80%	\$8,980	0%	100%	1.000 1.000	0.00	0.00	100.00	\$9,000