

General Information

Parcel Number 89-16-30-410-102.000-030
Local Parcel Number 46-30-410-102.000-29

Tax ID: 029-02990-00

Routing Number 4630410-001

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 154594-029 WAYNE COM-154594 (029)

Section/Plat 4630410

Location Address (1) 1411 NW 11TH ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

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

BELDEN INC
C/O CHRISTINE HILLING
2200 US HWY 27 S
RICHMOND, IN 47374

Legal

PT SE SEC 30-14-1 7.427A \*TIF\*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 2014 to 2019.

Notes

4/12/2021 Misc: 21p22- 2021 Equalization review JH/Nexus
7/27/2017 Misc: 2018: GENERAL REVALUATION

Industrial

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2022 to 2025.

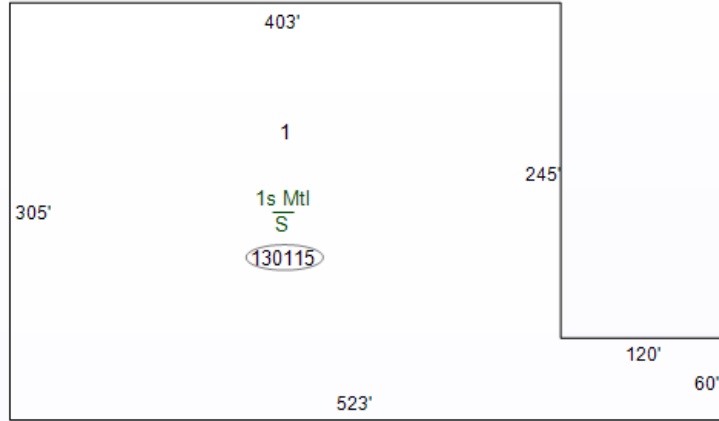
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Row 1: 11 A 0 7.427000 1.00 \$12,300 \$12,300 \$91,352 0% 1.0000 0.00 0.00 100.00 \$91,350

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (7.43), Actual Frontage (0), Developer Discount, Parcel Acreage (7.43), 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 (7.43), 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 (\$91,400), Total Value (\$91,400).

General Information				
<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Light Warehouse	
<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>
<b>Wall Type</b>	1: 3(1656')			
<b>Heating</b>	130115 sqft			
<b>A/C</b>				
<b>Sprinkler</b>	130115 sqft			
Plumbing RES/CI		Roofing		
<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
<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	22	22	
<b>Total</b>	0	0	22	22
				<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



Floor/Use Computations		
Pricing Key	GCI	GCI
Use	LWRHSE	TRCKWAR
Use Area	122915 sqft	7200 sqft
Area Not in Use	0 sqft	0 sqft
Use %	94.5%	5.5%
Eff Perimeter	1656'	1656'
PAR	1	1
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	28'	12'
<b>Base Rate</b>	<b>\$39.67</b>	<b>\$39.28</b>
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$2.30	(\$0.46)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$41.97</b>	<b>\$38.82</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$41.97</b>	<b>\$38.82</b>
Interior Finish	\$0.00	\$0.00
Partitions	(\$0.93)	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$1.96	\$2.51
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$43.00</b>	<b>\$41.33</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$5,285,591</b>	<b>\$297,576</b>

Exterior Features		
Description	Area	Value

2 3 4 5 6

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 5040sqft	\$249,883	2 x Ref Wat Cooler	\$2600
Mezz 10710sqft	\$286,707	4 x SCirc Wash, GR/F	\$9600
DF, TW/R 120' 60x403	\$121,490		

Building Computations			
<b>Sub-Total (all floors)</b>	<b>\$5,583,167</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$6,288,647</b>
Plumbing	\$35,200	Quality (Grade)	\$1
Other Plumbing	\$12,200	Location Multiplier	0.85
Special Features	\$658,080	<b>Repl. Cost New</b>	<b>\$5,345,350</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	Metal	C	1979	1981	44 A		0.85		130,115 sqft	\$5,345,350	80%	\$1,069,070	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,069,100
2: Fencing	1	7 Gauge	C	1981	1981	44 A	\$23.55	0.85	\$22.01	3200' x 10'	\$70,441	80%	\$14,090	0%	100%	1.000	1.000	0.00	0.00	100.00	\$14,100
3: Paving	1	Concrete	C	1979	1979	46 A	\$5.15	0.85	\$4.38	9,800 sqft	\$42,900	80%	\$8,580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,600
4: Paving	1	Asphalt	C	1979	1979	46 A	\$3.18	0.85	\$2.71	33,600 sqft	\$90,916	80%	\$18,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$18,200
5: Paving	1	Concrete	C	1981	1981	44 A	\$5.15	0.85	\$4.38	20,150 sqft	\$88,207	80%	\$17,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$17,600
6: Paving	1	Asphalt	C	1981	1981	44 A	\$2.24	0.85	\$1.90	60,000 sqft	\$114,240	80%	\$22,850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$22,900

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Rigid Steel Frame
<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>
-----------	----------	----------	----------

**Wall Type** 1: 1(140')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

	#	TF	#	TF
<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	0	0	0
<b>Total</b>	0	0	0	0

**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 checked="" 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
-------------	-------

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$42,595</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$42,595</b>
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$36,206</b>
Exterior Features	\$0		

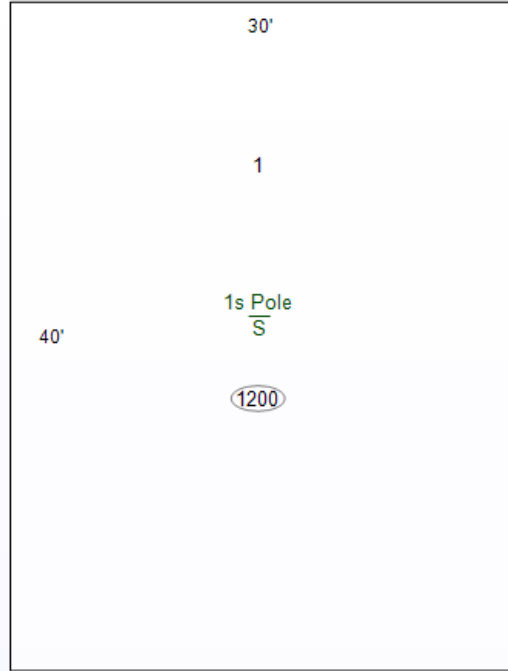
**Floor/Use Computations**

Pricing Key	GCK
Use	GCK
Use Area	1200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	140'
PAR	12
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'

<b>Base Rate</b>	<b>\$32.72</b>
Frame Adj	\$0.02
Wall Height Adj	\$1.39
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$32.74</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$32.74</b>

Interior Finish	\$4.45
Partitions	(\$0.79)
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Unit Finish/SR	\$0.00
GCK Adj.	(\$0.70)
<b>S.F. Price</b>	<b>\$35.50</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$42,595</b>



**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	Pole	C	1989	1989	36	A		0.85		1,200 sqft	\$36,206	80%	\$7,240	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,200

