

89-16-30-420-201.000-030

STAMPER REALTY HOLDINGS L

650 PROGRESS DR

447, Office Bldg (1 or 2 Story)

WAYNE COM-294605 (029)/

1/2

General Information

Parcel Number 89-16-30-420-201.000-030
Local Parcel Number 46-30-420-201.000-29

Tax ID: 029-22559-00

Routing Number 4630420-010

Property Class 447 Office Bldg (1 or 2 Story)

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 4630420

Location Address (1) 650 PROGRESS DR RICHMOND, IN 47374

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

Ownership

STAMPER REALTY HOLDINGS LLC 606 S 19TH ST RICHMOND, IN 47374

Legal

PT SE NE SEC 30-14-1 2.592A \*TIF\* \*ERA\*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/02/2021 to 01/01/1900.

Notes

2/9/2024 Nexus: 2024 nbhd review: land rate update; removed effyr & obs -BB/Nexus
4/20/2022 Misc: Reassessment-remodel
3/24/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/14/2017 Misc: 2018: GENERAL REVALUATION

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 for years 2022-2025.

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. Rows for land parcels 11 and 13.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.59), Actual Frontage (0), Developer Discount, Parcel Acreage (2.59), 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 (2.59), 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 (\$98,800), Total Value (\$98,800).

Data Source External Only

Collector 07/02/2021 rc

Appraiser 07/02/2021 rc

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<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(272')
<b>Heating</b>	4208 sqft
<b>A/C</b>	4208 sqft
<b>Sprinkler</b>	

**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	7	7
<b>Total</b>	0	0	7	7

**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**

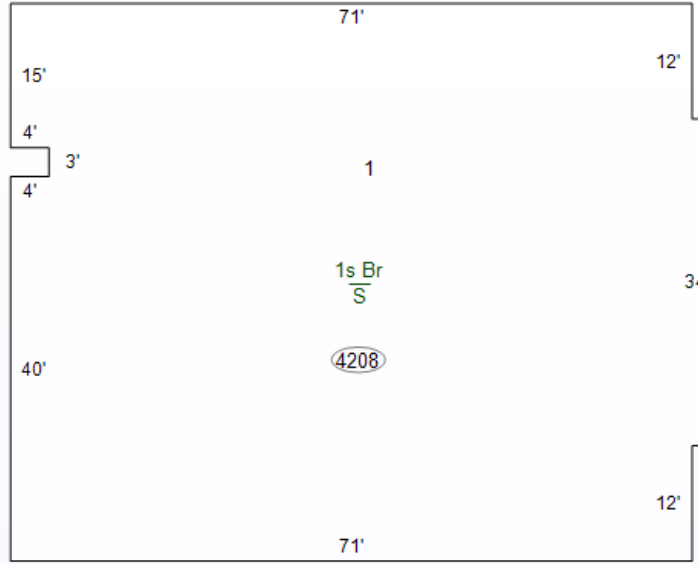
Description	Area	Value
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**Special Features**

Description	Value
Can, CT 360sqft	\$11,150
Can, CT 784sqft	\$24,290
BF, VW x2	\$4,000
BF, DWU TW x1	\$12,100
BF, ND x1	\$14,800
BF, MV/D 128sqft	\$49,020

**Other Plumbing**

Description	Value
1 x Ref Wat Cooler	\$1300



**Floor/Use Computations**

<b>Pricing Key</b>	GCR
<b>Use</b>	GENOFF
<b>Use Area</b>	4208 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	272'
<b>PAR</b>	6
<b># of Units / AC</b>	0 / N
<b>Avg Unit sz dpth</b>	
<b>Floor</b>	1
<b>Wall Height</b>	9'
<b>Base Rate</b>	<b>\$123.47</b>
<b>Frame Adj</b>	\$0.00
<b>Wall Height Adj</b>	\$0.00
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	<b>\$123.47</b>
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	<b>\$123.47</b>
<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>	<b>\$123.47</b>
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	<b>\$519,562</b>

**Building Computations**

Description	Value	Description	Value
<b>Sub-Total (all floors)</b>	<b>\$519,562</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$647,422</b>
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$115,360	<b>Repl. Cost New</b>	<b>\$605,339</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	Brick	C+2	1993	1993	32 A		0.85		4,208 sqft	\$605,339	56%	\$266,350	0%	100%	1.000	0.900	0.00	0.00	100.00	\$239,700
2: Paving	1	Asphalt	C	1993	1993	32 A	\$2.57	0.85	\$2.18	24,000 sqft	\$52,428	80%	\$10,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,500