

General Information

Parcel Number 89-16-30-440-107.000-030
Local Parcel Number 46-30-440-107.000-29

Tax ID: 029-03358-00

Routing Number 4630440-038

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 154172-029 WAYNE COM-154172 (029)

Section/Plat 4630440

Location Address (1) 1440 NW 5TH 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

DONER, DARIN LEE 1440 NW 5TH ST RICHMOND, IN 47374

Legal

PT SE SEC 30-14-1 0.33A PT SE 30-14-1 1/3A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/01/2025, 04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$9,500, \$26,100, \$29,500, \$35,600, \$29,500, \$39,000).

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

1/14/2019 Misc: 2019: COMBINE WITH PARCEL# 029-03357-00 PER A/C# 8057 1/7/19
7/28/2017 Misc: 2018: GENERAL REVALUATION MIGHTY MUFFLER

Land Computations

Table with columns for various land metrics and values: Calculated Acreage (0.66), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (0.66), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.63), 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 (\$9,500), Total Value (\$9,500).

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(200')
Heating	2275 sqft
A/C	525 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	4	4
Total	0	4	4

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 checked="" type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input checked="" type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

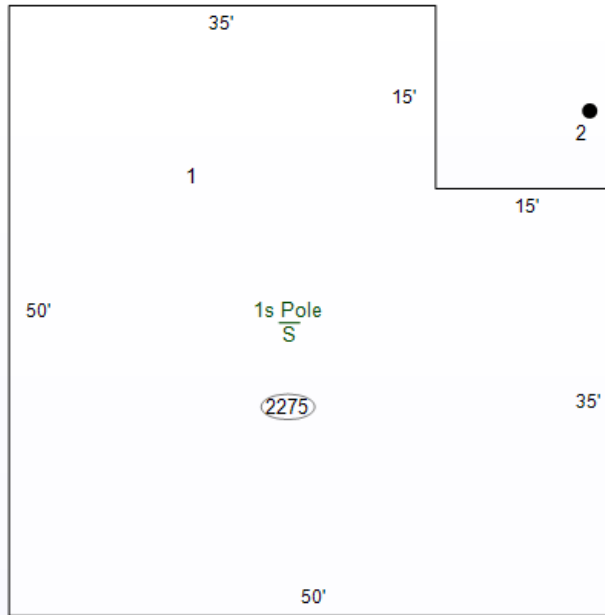
Description	Area	Value
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Special Features

Description	Value
Can, CT 120sqft	\$2,600

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	1750 sqft	525 sqft
Area Not in Use	0 sqft	0 sqft
Use %	76.9%	23.1%
Eff Perimeter	200'	200'
PAR	9	9
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		

Floor	1	1
Wall Height	17'	10'

Base Rate	\$22.95	\$22.95
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$4.24	(\$3.05)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$22.95	\$22.95

BPA Factor	1.00	1.00
Sub Total (rate)	\$22.95	\$22.95

Interior Finish	\$15.77	\$46.95
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$3.71	\$3.71
S.F. Price	\$46.67	\$73.19

Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$81,678	\$38,425

Building Computations

Sub-Total (all floors)	\$120,103	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$129,103
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$2,600	Repl. Cost New	\$109,737
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	Pole	C	1991	1990	35	A		0.85		2,275 sqft	\$109,737	80%	\$21,950	0%	100%	1.000	1.000	0.00	0.00	100.00	\$22,000
2: Fencing	1	Plank	D	1980	1980	45	A	\$16.70	0.85	\$11.36	210' x 6'	\$2,385	80%	\$480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
3: Paving	1	Asphalt	C	1991	1991	34	A	\$2.81	0.85	\$2.39	7,500 sqft	\$17,914	80%	\$3,580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,600