

General Information

Parcel Number 89-16-30-440-112.000-030
Local Parcel Number 46-30-440-112.000-29

Tax ID: 029-30913-00

Routing Number 4630440-035

Property Class 429 Other Retail Structures

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) 1400 NW 5TH ST RICHMOND, IN 47374

Ownership

E & S REAL ESTATE LLC
% JEFF SLIFER
3304 N STATE LINE RD
RICHMOND, IN 47374

Legal

PT SE SEC 30-14-1 0.487A & 0.383A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/03/2017 and 01/01/1900.

Notes

3/16/2020 Misc: 20p21- 2020 Equalization JH/Nexus
7/28/2017 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 include 11 and 82.

Zoning

Subdivision

Lot

Market Model COMM/IND MARKET 85

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 07/28/2021 rc

Land Computations

Table with columns: Description, Value. Rows include 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.

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

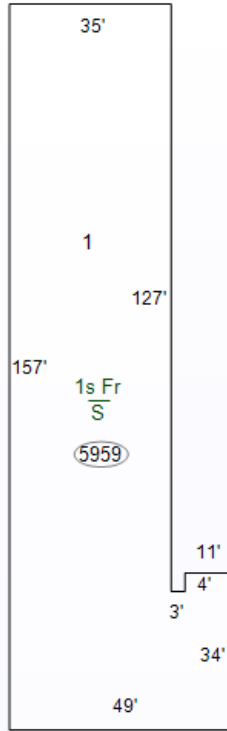
SB	B	1	U
Wall Type			
1: 1(420')			
Heating			
2214 sqft			
A/C			
2214 sqft			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	6	6	6	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	6	6	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
		1 x Ref Wat Cooler	\$1300

Building Computations			
Sub-Total (all floors)	\$412,783	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$423,683
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$360,131
Exterior Features	\$0		



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENRET	UTLSTOR	UTLSTOR
Use Area	464 sqft	1750 sqft	1435 sqft	2310 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	7.8%	29.4%	24.1%	38.8%
Eff Perimeter	420'	420'	420'	420'
PAR	7	7	7	7
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	1	1	1	1
Wall Height	10'	8'	8'	12'
Base Rate	\$132.83	\$118.65	\$71.99	\$71.99
Frame Adj	(\$9.80)	(\$12.83)	(\$16.93)	(\$16.93)
Wall Height Adj	(\$4.40)	(\$8.82)	(\$6.00)	(\$2.00)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$118.63	\$97.00	\$49.06	\$53.06
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$118.63	\$97.00	\$49.06	\$53.06
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.33)	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$118.63	\$97.00	\$47.73	\$51.73
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$55,044	\$169,750	\$68,493	\$119,496

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	Wood Fr	C	1940	1970	55 G		0.85		5,959 sqft	\$360,131	80%	\$72,030	0%	100%	1.000	0.850	0.00	0.00	100.00	\$61,200
2: Detached Garage/Boat H	1	Wood Fr	D	1965	1965	60 A	\$44.13	0.85	\$30.01	22'x22'	\$14,524	45%	\$7,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,000
3: Detached Garage/Boat H	1	Pole	C	1981	1981	44 G	\$20.19	0.85	\$17.16	40'x56'	\$38,442	28%	\$27,680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$27,700
4: Paving	1	Asphalt	C	2004	2015	10 A	\$2.81	0.85	\$2.39	6,000 sqft	\$14,331	80%	\$2,870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900