

89-16-31-220-122.000-030

SEAL'S CAULKING LLC

1136 NW 5TH ST

480, Commercial Warehouse

WAYNE COM-154172 (029)/ 1/2

General Information

Parcel Number 89-16-31-220-122.000-030
Local Parcel Number 46-31-220-122.000-29

Tax ID: 029-32654-00

Routing Number 4631220-005

Property Class 480 Commercial Warehouse

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 4631220
Location Address (1) 1136 NW 5TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

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

SEAL'S CAULKING LLC
4828 UNION PIKE
RICHMOND, IN 47374

Legal

PT NE SEC 31-14-1 1.70A, 1.16A & 0.1027A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/23/2021 SEAL'S CAULKING LL, 05/06/2009 MC FARLING FOODS, 01/01/1900 MC FARLING BROS, I

Notes

4/16/2021 Misc: 2021 EQ: effyr update - BB/RC/Nexus
1/14/2020 Misc: Changed eff age, corrected usages of bldg-RC
8/15/2017 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 for Land Type 11 and 12.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.96), Actual Frontage (0), Developer Discount, Parcel Acreage (2.96), 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 (2.96), 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 (\$44,400), Total Value (\$44,400)

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Light Warehouse
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<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: 1(590')
<b>Heating</b>	10325 sqft
<b>A/C</b>	1700 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	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**

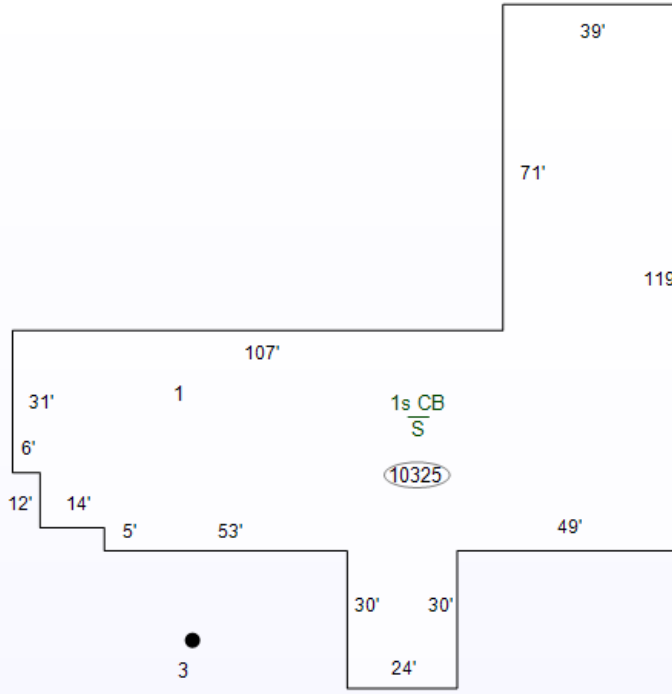
Description	Area	Value
-------------	------	-------

**Special Features**

Description	Value
DF, TW/R 32' 24x32	\$5,190
CSF, D 35sqft	\$3,560
CSF, D 48sqft	\$4,170
CSF, I 480sqft	\$2,860
CSF, I 2769sqft	\$16,480

**Other Plumbing**

Description	Value
-------------	-------



**Floor/Use Computations**

Pricing Key	GCI	GCI	GCI
Use	INDOFF	LWRHSE	LWRHSE
Use Area	1700 sqft	5857 sqft	2768 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	16.5%	56.7%	26.8%
Eff Perimeter	590'	590'	590'
PAR	6	6	6
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	12'	12'	12'

<b>Base Rate</b>	<b>\$124.44</b>	<b>\$82.12</b>	<b>\$82.12</b>
Frame Adj	(\$14.96)	(\$17.07)	\$0.00
Wall Height Adj	\$0.00	(\$4.38)	(\$6.42)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$109.48</b>	<b>\$60.67</b>	<b>\$75.70</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$109.48</b>	<b>\$60.67</b>	<b>\$75.70</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$109.48</b>	<b>\$60.67</b>	<b>\$75.70</b>
<b>Sub-Total</b>			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$186,116</b>	<b>\$355,344</b>	<b>\$209,538</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$750,998</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$792,858</b>
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$32,260	<b>Repl. Cost New</b>	<b>\$673,929</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	Concrete	C	1972	1982	43 A	0.85			10,325 sqft	\$673,929	80%	\$134,790	10%	100%	1.000	0.850	0.00	0.00	100.00	\$103,100
2: Fencing	1	9 Gauge	C	1972	1972	53 F	\$13.77	0.85	\$16.70	338' x 4'	\$6,115	80%	\$1,220	20%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
3: Paving	1	Asphalt	C	1972	1972	53 P	\$2.81	0.85	\$2.39	13,300 sqft	\$31,767	80%	\$6,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,400