

General Information

Parcel Number
89-16-31-220-142.000-030

Local Parcel Number
46-31-220-142.000-29

Tax ID:
029-46473-00

Routing Number
4631220-010

Ownership

BBPK RENTALS LLC 1/2 & ROYAL FE
4111 N WHEELING AVE
MUNCIE, IN 47304

Legal

NE SEC 31-14-1 1.54A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/07/2021	BBPK RENTALS LLC	2021005739	SW	/	\$122,800	I
06/01/2017	BBPK RENTALS LLC	2017004319	WD	/		I
07/24/2013	PRATHER FAMILY LL	2013006610	WD	/	\$86,965	I
01/01/1900	PRATHER FAMILY LL	2013006610	WD	/	\$86,965	I

Notes

4/20/2022 Nexus: market adj; shed SV=\$0 - BB/Nexus

10/11/2021 Appeal: 2021 appeal: AV reduced per reviewed appraisal -BB/Nexus

7/28/2017 Misc: 2018: GENERAL REVALUATION

Property Class 430
Restaurant, Cafeteria or Bar



Commercial

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)
1224 NW 5TH ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/01/2025	As Of Date	04/22/2025	04/17/2024	04/26/2023	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$23,100	Land	\$23,100	\$23,100	\$23,100	\$23,100	\$23,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$23,100	Land Non Res (3)	\$23,100	\$23,100	\$23,100	\$23,100	\$23,100
\$224,200	Improvement	\$224,200	\$395,700	\$395,700	\$320,700	\$406,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$224,200	Imp Non Res (3)	\$224,200	\$395,700	\$395,700	\$320,700	\$406,600
\$247,300	Total	\$247,300	\$418,800	\$418,800	\$343,800	\$429,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$247,300	Total Non Res (3)	\$247,300	\$418,800	\$418,800	\$343,800	\$429,700

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

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
11	A		0	1.000000	1.00	\$15,000	\$15,000	\$15,000	0%	1.0000	0.00	0.00	100.00	\$15,000
12	A		0	0.540000	1.00	\$15,000	\$15,000	\$8,100	0%	1.0000	0.00	0.00	100.00	\$8,100

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 07/26/2017 df

Appraiser 07/28/2017 df

Land Computations

Calculated Acreage	1.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.54
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	1.54
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	\$23,100
Total Value	\$23,100

General Information

Occupancy	C/I Building	Pre. Use	Dining/Lounge
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 2(330')
Heating	4772 sqft
A/C	4772 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	9	9
Total	0	0	9

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

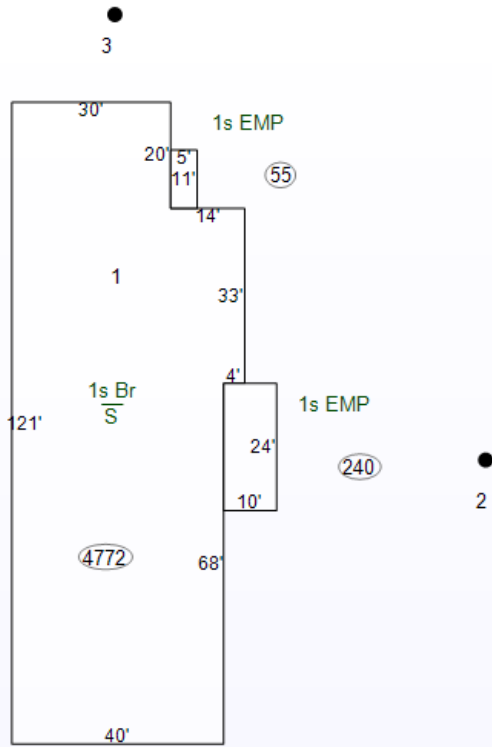
Description	Area	Value
Porch, Enclosed Masonry	240	\$17,300
Porch, Enclosed Masonry	55	\$6,900

Special Features

Description	Value
Mezz 600sqft	\$21,042

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	DINING
Use Area	4772 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	330'
PAR	7
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	15'
Base Rate	\$149.76
Frame Adj	\$0.00
Wall Height Adj	\$9.33
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$159.09
BPA Factor	1.00
Sub Total (rate)	\$159.09
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$159.09
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$759,177

Building Computations

Sub-Total (all floors)	\$759,177	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$818,819
Plumbing	\$14,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$21,042	Repl. Cost New	\$695,997
Exterior Features	\$24,200		

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	1978	1997	28	A	0.85			4,772 sqft	\$695,997	70%	\$208,800	0%	100%	1.000	1.000	0.00	0.00	100.00	\$208,800
2: Paving	1	Asphalt	C	1978	1978	47	F	\$2.57	0.85	\$2.18	35,300 sqft	\$77,113	80%	\$15,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,400
3: Utility Shed	1	SV	D	1998	1998	27	A	0.85			8'x12'		60%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0