

89-16-31-220-150.000-030

EVERSOLE, JARROD

1108 NW 5TH ST

481, Commercial Mini-Warehouse

WAYNE COM-154172 (029)/ 1/4

General Information

Parcel Number 89-16-31-220-150.000-030
Local Parcel Number 46-31-220-150.000-29

Tax ID: 029-31081-00

Routing Number 4631220-003

Property Class 481 RENTAL Commercial Mini-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) 1108 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

EVERSOLE, JARROD 1683 OLD WEST 101 LIBERTY, IN 47353

Legal

PT NE 31-14-1 2.892A



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 (\$39,300, \$478,900, \$518,200).

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.

Commercial

Transfer of Ownership

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

Notes

4/14/2022 Misc: 2020 new construction: self storage facility not complete 1/1/2020; re-check 1/1/2021
2021 re-check: not complete 1/1/2021; re-check 1/1/2022
2022 re-check: complete; added 2 self storage bldgs, paving, fencing; corrected existing paving; C grade, removed market adj on retail bldg; re-allocated land - BB/Nexus
3/20/2020 Misc: 20p21- 2020 Equalization JH/Nexus
5/14/2018 Misc: 2019 SPLIT: .25A TO 029-31081-01 PER INSTR# 2018000253 1/10/18
8/15/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics and values, including Calculated Acreage (2.89), Actual Frontage (0), Developer Discount, Parcel Acreage (2.89), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.27), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (2.62), 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 (\$39,300), and Total Value (\$39,300).

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	Royal Highness	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<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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**Wall Type** 1: 1(164')

**Heating** 1600 sqft

**A/C**

**Sprinkler**

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	2	2
<b>Total</b>	0	0	2	2

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
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Other Plumbing

Description	Value
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Building Computations

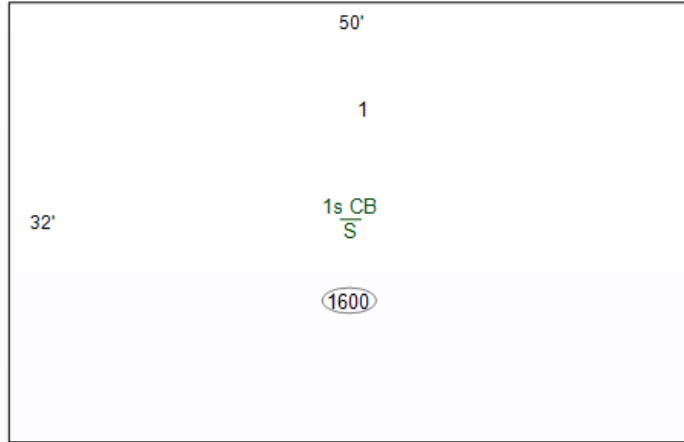
<b>Sub-Total (all floors)</b>	<b>\$205,968</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$209,168</b>
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$177,793</b>
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: Royal Highness CBD sho	1	Concrete	C	1960	1990	35	A		0.85		1,600 sqft	\$177,793	72%	\$49,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$49,800
2: Paving-Asph	1	Asphalt	C	2003	2003	22	A	\$2.81	0.85	\$2.39	4,000 sqft	\$9,554	80%	\$1,910	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,900
3: Paving-Conc	1	Concrete	C	1960	1960	65	A	\$4.22	0.85	\$3.59	700 sqft	\$2,511	80%	\$500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500

Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1600 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	164'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
<b>Base Rate</b>	<b>\$150.74</b>
Frame Adj	(\$12.83)
Wall Height Adj	(\$4.18)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$133.73</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$133.73</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$5.00)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$128.73</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$205,968</b>



**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	Self Storage	<b>Pre. Framing</b>	Pole Frame
<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>
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**Wall Type** 1: 1(748')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	0	0
<b>Total</b>	0	0	0

**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 checked="" type="checkbox"/> Ext Sheat	<input checked="" 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**

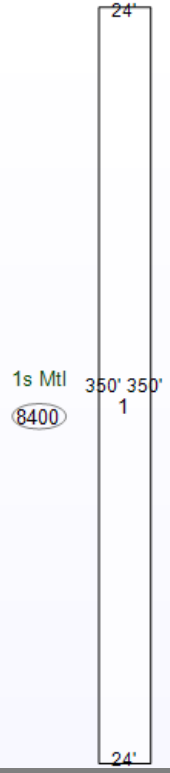
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$217,543</b>
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
<b>Sub-Total (building)</b>	<b>\$217,543</b>
Quality (Grade)	\$1
Location Multiplier	0.85
<b>Repl. Cost New</b>	<b>\$184,912</b>



**Floor/Use Computations**

Pricing Key	GCK
Use	GCK
Use Area	8400 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	748'
PAR	9
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
<b>Base Rate</b>	<b>\$22.95</b>
Frame Adj	\$0.00
Wall Height Adj	(\$2.25)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$22.95</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$22.95</b>
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$2.35
<b>S.F. Price</b>	<b>\$25.90</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$217,543</b>

**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: Self Storage	1	Metal	C	2021	2021	4	A		0.85		8,400 sqft	\$184,912	12%	\$162,720	0%	100%	1.000	1.000	0.00	0.00	100.00	\$162,700
2: Fencing	1	9 Gauge	C	2021	2021	4	A	\$15.94	0.85	\$16.94	900' x 6'	\$15,417	35%	\$10,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,000
3: Paving-Asph	1	Asphalt	C	2021	2021	4	A	\$2.57	0.85	\$2.18	21,200 sqft	\$46,311	40%	\$27,790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$27,800
4: Paving-Conc	1	Concrete	C	2021	2021	4	A	\$4.22	0.85	\$3.59	3,218 sqft	\$11,543	35%	\$7,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,500

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	Self Storage	<b>Pre. Framing</b>	Pole Frame
<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>
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**Wall Type** 1: 1(820')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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 checked="" type="checkbox"/> Ext Sheat	<input checked="" 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
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$292,413</b>
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
<b>Sub-Total (building)</b>	<b>\$292,413</b>
Quality (Grade)	\$1
Location Multiplier	0.85
<b>Repl. Cost New</b>	<b>\$248,551</b>

**Floor/Use Computations**

Pricing Key	GCK
Use	GCK
Use Area	4000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	820'
PAR	21
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
<b>Base Rate</b>	<b>\$69.80</b>
Frame Adj	\$0.00
Wall Height Adj	(\$6.36)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$69.80</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$69.80</b>
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$6.81
<b>S.F. Price</b>	<b>\$73.10</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$292,413</b>

**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: Self Storage	1	Metal	C	2021	2021	4	A		0.85		4,000 sqft	\$248,551	12%	\$218,720	0%	100%	1.000	1.000	0.00	0.00	100.00	\$218,700