

General Information

Parcel Number
89-16-32-230-131.000-030
Local Parcel Number
46-32-230-131.000-29

Tax ID:
029-42896-00

Routing Number
4632230-043

Property Class 420
Small Detached Retail of Less Than

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
4632230
Location Address (1)
700 SIM HODGIN PKWY
RICHMOND, IN 47374

Ownership

RDR PROPERTIES LLC
180 FT WAYNE AVE
RICHMOND, IN 47374

Legal

PT NE SEC 32-14-1 0.89A S PT LOT 33 JRM



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/08/2010	RDR PROPERTIES LL	2010004906	WD	/		
01/01/1900	RICHERT, ROGER D	2010004906	WD	/		

Notes

3/18/2020 Misc: 20p21- 2020 Equalization JH/Nexus
2/12/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D
8/11/2017 Misc: 2018: GENERAL REVALUATION

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
04/01/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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 type="checkbox"/>	<input type="checkbox"/>
\$13,800	Land	\$13,800	\$13,800	\$13,800	\$13,800	\$11,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$13,800	Land Non Res (3)	\$13,800	\$13,800	\$13,800	\$13,800	\$11,700
\$109,500	Improvement	\$109,500	\$103,800	\$103,800	\$104,900	\$99,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$109,500	Imp Non Res (3)	\$109,500	\$103,800	\$103,800	\$104,900	\$99,800
\$123,300	Total	\$123,300	\$117,600	\$117,600	\$118,700	\$111,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$123,300	Total Non Res (3)	\$123,300	\$117,600	\$117,600	\$118,700	\$111,500

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	1.0	1.00	\$15,000	\$15,000	\$15,000	-10%	1.0000	0.00	0.00	100.00	\$13,500
14	A		0	0.176000	1.00	\$1,500	\$1,500	\$264	0%	1.0000	0.00	0.00	100.00	\$260
82	A		0	0.184	1.00	\$2,390	\$2,390	\$440	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning

Subdivision

Lot

Market Model
COMM/IND MARKET 80

Characteristics

Topography **Flood Hazard**
Level
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 10/14/2021 rc

Appraiser 10/29/2021 rc

Land Computations

Calculated Acreage	1.36
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.36
81 Legal Drain NV	0.00
82 Public Roads NV	0.18
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.18
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	\$13,800
Total Value	\$13,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1024 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description **Area** **Value**

Plumbing

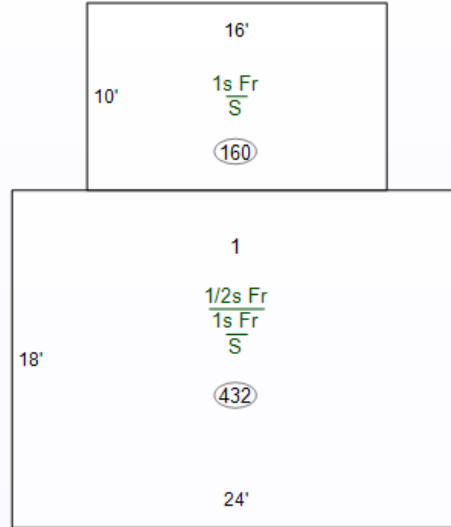
**TF**
Full Bath 0 0
Half Bath 0 0
Kitchen Sinks 0 0
Water Heaters 0 0
Add Fixtures 0 0
Total 0 0

Accommodations

Bedrooms 1
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 3

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	592	592	\$72,600	
2					
3					
4					
1/4					
1/2	1Fr	432	432	\$23,400	
3/4					
Attic					
Bsmt					
Crawl					
Slab		592	0	\$0	
				Total Base	\$96,000

Adjustments **1 Row Type Adj. x 1.00** **\$96,000**

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	0 - 5 = -5 x \$0 (\$6,600)
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$93,900

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$93,900
Garages (+) 0 sqft	\$0	\$93,900
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$47,889

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: Residential Dwelling	1 1/2	Wood Fr	E+2	1860	1860	165	P		0.85		1,024 sqft	\$47,889	75%	\$11,970	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,000
2: Utility Shed	1		C	1989	1989	36	A	\$23.66	0.85	\$20.11	8'x12'	\$1,931	65%	\$680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(534')
Heating	9218 sqft
A/C	9218 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	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 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

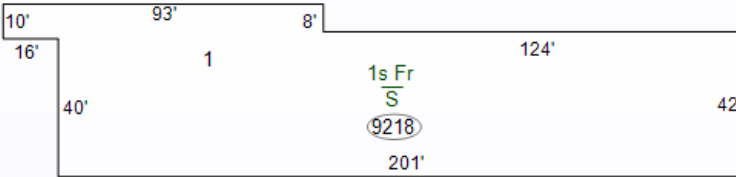
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENRET	GENRET
Use Area	5208 sqft	4010 sqft
Area Not in Use	0 sqft	0 sqft
Use %	56.5%	43.5%
Eff Perimeter	534'	534'
PAR	6	6
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	14'	12'

Base Rate	\$108.91	\$108.91
Frame Adj	(\$12.83)	(\$12.83)
Wall Height Adj	\$0.00	(\$2.56)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$96.08	\$93.52
BPA Factor	1.00	1.00
Sub Total (rate)	\$96.08	\$93.52
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$96.08	\$93.52
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$500,385	\$375,015

Building Computations

Sub-Total (all floors)	\$875,400	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$881,800
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$712,053
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	Wood Fr	C-1	1950	1950	75	P		0.85		9,218 sqft	\$712,053	80%	\$142,410	15%	100%	1.000	0.800	0.00	0.00	100.00	\$96,800

