

General Information

Parcel Number 89-16-32-410-109.000-030
Local Parcel Number 46-32-410-109.000-29

Tax ID: 029-12822-00

Routing Number 4632410-053

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294198-029 WAYNE COM-294198 (029)

Section/Plat 4632410

Location Address (1) 625 SHERIDAN ST RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

GRUBBS RENTALS LLC 625 SHERIDAN ST RICHMOND, IN 47374

Legal

LOTS 2 & 3 W D J EX 137.45 FT W END LOT 4 W D J



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values for years 2025-2022.

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

Table with 14 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.

Commercial

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Contains transfer records from 2018 to 2023.

Notes

Land Computations

Table with 2 columns: Description and Value. Lists various land metrics like Calculated Acreage, Actual Frontage, and Total Value.

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1508 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
Porch, Enclosed Frame	60	\$6,300
Porch, Enclosed Frame	104	\$9,400

Plumbing

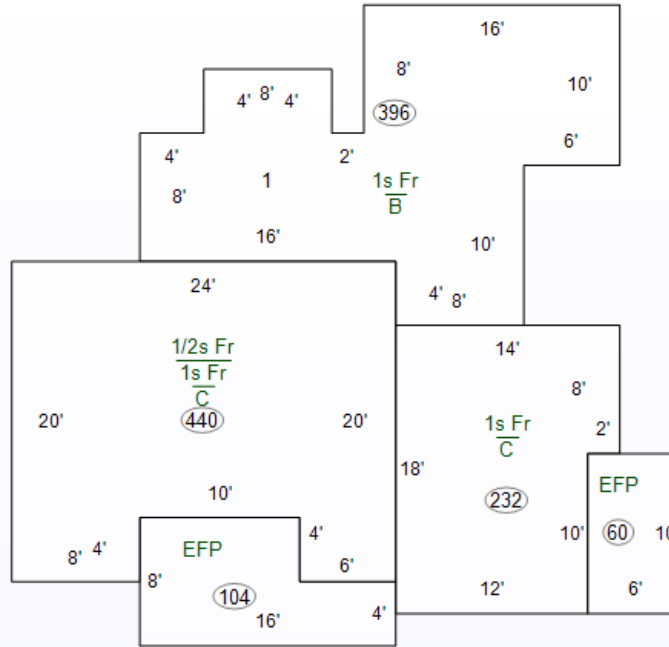
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1068	1068	\$110,000	
2					
3					
4					
1/4					
1/2	1Fr	440	440	\$24,300	
3/4					
Attic					
Bsmt		396	0	\$21,500	
Crawl		672	0	\$6,500	
Slab					

Total Base \$162,300

Adjustments 1 Row Type Adj. x 1.00 \$162,300

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 10 = -1 x \$0	(\$800)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$170,300

Sub-Total, 1 Units

Exterior Features (+)	\$15,700	\$186,000
Garages (+) 0 sqft	\$0	\$186,000
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$126,480

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	D	1930	1930	95 F		0.85		1,904 sqft	\$126,480	65%	\$44,270	5%	100%	1.000	1.000	100.00	0.00	0.00	\$42,100

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(268')
Heating	2635 sqft
A/C	2635 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	7	7
Total	0	0	7	7

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

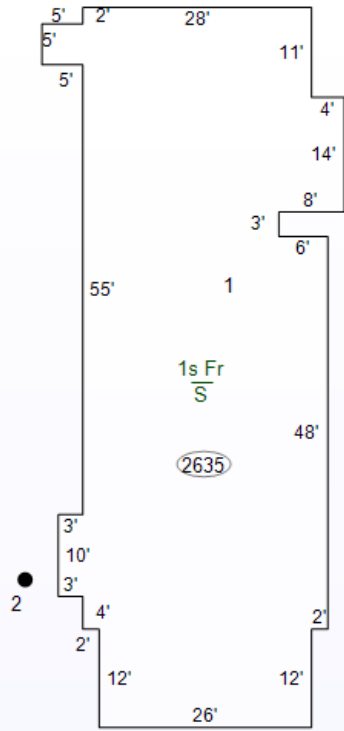
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$341,364	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$352,564
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$269,712
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	2635 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	268'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'
Base Rate	\$150.74
Frame Adj	(\$12.83)
Wall Height Adj	(\$8.36)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$129.55
BPA Factor	1.00
Sub Total (rate)	\$129.55
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	\$129.55
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$341,364

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	D+2	1953	1953	72	A		0.85		2,635 sqft	\$269,712	80%	\$53,940	0%	100%	1.000	0.850	0.00	0.00	100.00	\$45,800
2: Paving	1	Asphalt	C	1953	1953	72	A	\$2.81	0.85	\$2.39	7,000 sqft	\$16,720	80%	\$3,340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300

