

General Information

Parcel Number 89-16-32-410-503.001-030
Local Parcel Number 46-32-410-503.010-29

Tax ID: 029-15547-01

Routing Number 4632410-028

Property Class 499 Other Commercial Structures

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 4632410
Location Address (1) 319 N 5TH ST RICHMOND, IN 47374

Ownership

GREEN, GARY A
319 N 5TH ST
RICHMOND, IN 47374

Legal

LOT 2 WLB

Transfer of Ownership

Date 01/01/1900 Owner GREEN, GARY A Doc ID Code Book/Page Adj Sale Price V/I

Notes

4/16/2021 Misc: 21p22- Equalization review JH/Nexus
7/27/2017 Misc: 2018: GENERAL REVALUATION



Commercial

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2025, 2024, 2023, 2022, 2021 valuations and land/improvement breakdowns.

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

Table with 15 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. Row 1: 11, A, 0, 0.120200, 1.00, \$15,000, \$15,000, \$1,803, 0%, 1.0000, 0.00, 0.00, 100.00, \$1,800

Zoning

Subdivision

Lot

Market Model WAYNE COM-164599 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 08/04/2021 rc

Appraiser 08/04/2021 rc

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (0), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$1,800), Total Value (\$1,800)

General Information

Occupancy	C/I Building	Pre. Use	Small Shop
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(248')
Heating	1680 sqft
A/C	
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	4	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	4	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features

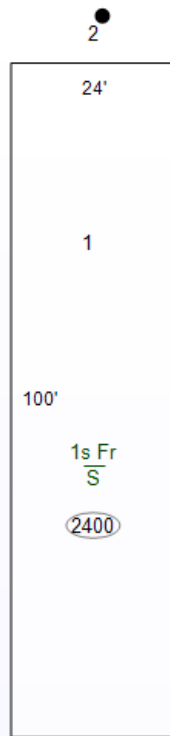
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$251,786	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$258,186
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$219,458
Exterior Features	\$0		

Floor/Use Computations

Pricing Key	GCI	GCI	GCI
Use	INDOFF	LUTLSTOR	SMSHOP
Use Area	672 sqft	720 sqft	1008 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	28.0%	30.0%	42.0%
Eff Perimeter	248'	248'	248'
PAR	10	10	10
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	10'	10'	10'
Base Rate	\$165.63	\$106.60	\$118.20
Frame Adj	(\$14.96)	(\$15.36)	(\$15.53)
Wall Height Adj	(\$4.98)	(\$5.96)	(\$6.60)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$145.69	\$85.28	\$96.07
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$145.69	\$85.28	\$96.07
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.60)	\$0.00
A/C	(\$4.77)	\$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
S.F. Price	\$140.92	\$83.68	\$96.07
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$94,698	\$60,250	\$96,839

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	1998	2000	25	A		0.85		2,400 sqft	\$219,458	74%	\$57,060	0%	100%	1.000	1.000	0.00	0.00	100.00	\$57,100
2: Paving	1	Concrete	C	1998	1998	27	A	\$3.80	0.85	\$3.23	1,280 sqft	\$4,134	80%	\$830	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800