

89-16-32-420-311.000-030

RDR PROPERTIES LLC

180 FORT WAYNE AVE

429, Other Retail Structures

WAYNE COM-154172 (029)/ 1/4

General Information

Parcel Number 89-16-32-420-311.000-030
Local Parcel Number 46-32-420-311.000-29

Tax ID: 029-31196-00

Routing Number 4632420-045

Property Class 429 Other Retail 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 4632420
Location Address (1) 180 FORT WAYNE AVE RICHMOND, IN 47374

Ownership

RDR PROPERTIES LLC
180 FT WAYNE AVE
RICHMOND, IN 47374

Legal

PT OM 124, N PT OM 125, 7.75 FT N PT LOT 8
IBG, OM 122 & 123 & PT OM 121, TRI PC SE SEC
32-14-1 0.003A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 09/27/2010 and 01/01/1900.

Notes

1/31/2022 Misc: 2022 GENERAL REVAL
3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/2/2017 Misc: 2018: GENERAL REVALUATION

Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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

Table with 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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 75

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 07/26/2021 rc

Appraiser 12/01/2021 rc

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 2(738')	1: 2(738')	U: 2(1476')
Heating	31854 sqft	31854 sqft	63708 sqft
A/C		31854 sqft	
Sprinkler	31854 sqft	31854 sqft	63708 sqft

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	12	12	
Total	0	0	12	12

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
Patio, Concrete	100	\$800
Canopy, Roof Extension	100	\$1,600

Special Features

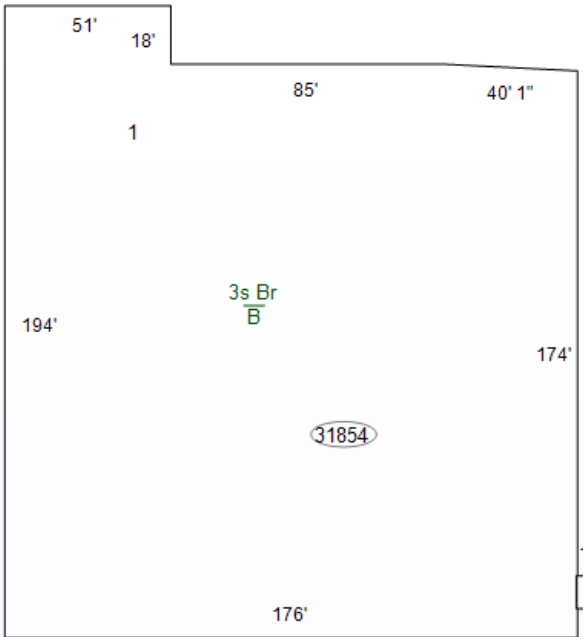
Description	Value
FE, E	\$107,800
FE, E	\$107,800
FE, E	\$107,800
FE, E	\$107,800
DF, LD 660sqft	\$8,090
Penthse 80sqft	\$3,930

Other Plumbing

Description	Value
1 x Ref Wat Cooler	\$1300

Building Computations

Sub-Total (all floors)	\$4,214,921
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$19,200
Other Plumbing	\$1,300
Special Features	\$475,660
Exterior Features	\$2,400
Sub-Total (building)	\$4,713,481
Garages	\$0
Fireplaces	\$0
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$3,806,136



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	UTLSTOR
Use Area	31854 sqft	31854 sqft	31854 sqft	31854 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	738'	738'	738'	738'
PAR	2	2	2	2
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	1	2	3
Wall Height	9'	14'	10'	10'
Base Rate	\$30.75	\$76.59	\$34.60	\$34.60
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)	(\$12.71)
Wall Height Adj	\$0.00	\$0.00	(\$0.78)	(\$0.78)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$17.80	\$61.77	\$21.11	\$21.11
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$17.80	\$61.77	\$21.11	\$21.11
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$2.45	\$3.18	\$2.45	\$2.45
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$20.25	\$64.95	\$23.56	\$23.56
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$645,044	\$2,068,917	\$750,480	\$750,480

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: Mixed Use Commercial	3	Brick	C-1	1910	1910	115 P		0.85		127,416 sqft	\$3,806,136	80%	\$761,230	60%	100%	1.000	0.750	0.00	0.00	100.00	\$228,400
2: Fencing	1	9 Gauge	C	1980	1980	45 P	\$17.71	0.85	\$18.45	230' x 8'	\$4,242	80%	\$850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
3: Fencing	1	9 Gauge	C	1980	1980	45 A	\$17.71	0.85	\$20.05	170' x 8'	\$5,661	80%	\$1,130	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100
4: Paving	1	Asphalt	C	2005	2005	20 A	\$2.81	0.85	\$2.39	17,000 sqft	\$40,605	80%	\$8,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,100

Floor/Use Computations	
Pricing Key	
Use	
Use Area	
Area Not in Use	
Use %	
Eff Perimeter	
PAR	
# of Units / AC	
Avg Unit sz dpth	
Floor	
Wall Height	
Base Rate	
Frame Adj	
Wall Height Adj	
Dock Floor	
Roof Deck	
Adj Base Rate	
BPA Factor	
Sub Total (rate)	
Interior Finish	
Partitions	
Heating	
A/C	
Sprinkler	
Lighting	
Unit Finish/SR	
GCK Adj.	
S.F. Price	
Sub-Total	
Unit Cost	
Elevated Floor	
Total (Use)	

Special Features		Exterior Features		
Description	Value	Description	Area	Value
Penthse 80sqft	\$3,930			
Can, IT 1492sqft	\$28,510			

Other Plumbing	
Description	Value

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	

