

General Information

Parcel Number
89-16-32-420-318.000-030

Local Parcel Number
46-32-420-318.000-29

Tax ID:
029-45360-00

Routing Number
4632420-050

Ownership

2NFR LLC
C/O RICHMOND FURNITURE GALLE
180 FORT WAYNE AVE
RICHMOND, IN 47374

Legal

LOT 5 B & L LOT 4 B & L *TIF*

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/13/2013	2NFR LLC	2013010820	WD	/		
09/27/2010	RDR PROPERTIES LL	2010007283	WD	/		
05/07/2008	RICHERT, ROGER D	2008004173	WD	/		
01/01/1900	WEATHERLY, DENIS	2008004173	WD	/		

Notes

1/31/2022 Misc: 2022 GENERAL REVAL

3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus

8/2/2017 Misc: 2018: GENERAL REVALUATION

Property Class 429
Other Retail Structures



Commercial

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294621-029
WAYNE COM-294621 (029)

Section/Plat
4632420

Location Address (1)
187 FORT WAYNE AVE
RICHMOND, IN 47374

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"/>
\$9,500	Land	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,500	Land Non Res (3)	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
\$75,300	Improvement	\$75,300	\$76,600	\$76,600	\$77,500	\$73,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$75,300	Imp Non Res (3)	\$75,300	\$76,600	\$76,600	\$77,500	\$73,900
\$84,800	Total	\$84,800	\$86,100	\$86,100	\$87,000	\$83,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$84,800	Total Non Res (3)	\$84,800	\$86,100	\$86,100	\$87,000	\$83,400

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

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
Fci	F		50	50x100	0.82	\$230	\$189	\$9,450	0%	1.0000	0.00	0.00	100.00	\$9,450

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
COMM/IND MARKET 75

Characteristics

Topography **Flood Hazard**

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 07/26/2021 rc

Appraiser 12/01/2021 rc

Land Computations

Calculated Acreage	0.11
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
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	\$9,500
Total Value	\$9,500

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 1(300')	1: 2(300')	U: 2(300')
Heating	5000 sqft		
A/C	5000 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	2	2	2
Total	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

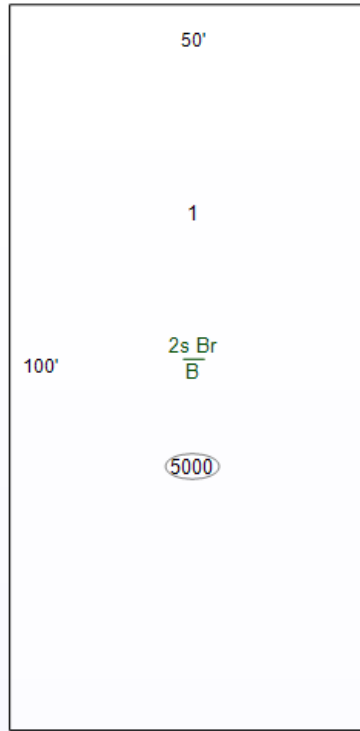
Description	Area	Value
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Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	UTLSTOR
Use Area	5000 sqft	5000 sqft	5000 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	300'	300'	300'
PAR	6	6	6
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	9'	12'	12'
Base Rate	\$36.31	\$135.40	\$59.62
Frame Adj	(\$10.96)	(\$8.72)	(\$12.71)
Wall Height Adj	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$25.35	\$126.68	\$46.91
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$25.35	\$126.68	\$46.91
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)
A/C	\$0.00	\$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	\$24.02	\$126.68	\$45.58
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$120,100	\$633,400	\$227,900

Building Computations

Sub-Total (all floors)	\$981,400	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$984,600
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$836,910
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	2	Brick	C	1910	1910	115 A		0.85		15,000 sqft	\$836,910	80%	\$167,380	40%	100%	1.000	0.750	0.00	0.00	100.00	\$75,300