

89-16-32-420-326.000-030

General Information

Parcel Number
89-16-32-420-326.000-030

Local Parcel Number
46-32-420-326.000-29

Tax ID:
029-45363-00

Routing Number
4632420-046B

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 294621-029
WAYNE COM-294621 (029)

Section/Plat
4632420

Location Address (1)
N 8TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
COMM/IND MARKET 80

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

FIREHOUSE ENTERPRISES LLC

Ownership

FIREHOUSE ENTERPRISES LLC
10080 ST RD 38
GREENS FORK, IN 47345

Legal

E PT LOT 10 B & L *TIF*

N 8TH ST

499, Other Commercial Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/18/2023	FIREHOUSE ENTERP	2023007113	WD	/	\$450,000	I
09/18/2019	BROYLES, TOM	2019007475	WD	/	\$275,000	I
09/27/2010	RDR PROPERTIES LL	2010007283	WD	/		I
05/07/2008	RICHERT, ROGER D	2008004173	WD	/		I
01/01/1900	WEATHERLY, DENIS	2008004173	WD	/		I

WAYNE COM-294621 (029)/ 1/2

Notes

1/28/2022 Misc: 2022 GENERAL REVAL
4/18/2021 Misc: 21p22- Equalization Review JH/Nexus



Commercial

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	04/19/2021
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	☐	☐	☐	☐	☐
\$2,200	Land	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,200	Land Non Res (3)	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200
\$10,600	Improvement	\$10,600	\$8,200	\$8,300	\$8,500	\$8,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,600	Imp Non Res (3)	\$10,600	\$8,200	\$8,300	\$8,500	\$8,600
\$12,800	Total	\$12,800	\$10,400	\$10,500	\$10,700	\$10,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$12,800	Total Non Res (3)	\$12,800	\$10,400	\$10,500	\$10,700	\$10,800

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		22	22x36	0.44	\$230	\$101	\$2,222	0%	1.0000	0.00	0.00	100.00	\$2,220

Land Computations

Calculated Acreage	0.02
Actual Frontage	22
Developer Discount	☐
Parcel Acreage	0.02
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	0.02
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	\$2,200
Total Value	\$2,200

General Information

Occupancy

Patio (free standing)

Description

Patio- Flagstone or bri

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Patio, Flagstone

690

\$11,500

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$11,500

\$11,500

Garages (+) 0 sqft

\$0

\$11,500

Quality and Design Factor (Grade)

Location Multiplier

0.85

Replacement Cost

\$9,775

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Patio- Flagstone or brick-	1		C	2014	2014	11	A		0.85		690 sqft	\$9,775	10%	\$8,800	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,800
2: Wood Deck- Treated pine	1		C	2014	2014	11	A		0.85		72 sqft	\$1,955	10%	\$1,760	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800