General Information

Parcel Number
89-16-32-430-114.000-030

Local Parcel Number
46-32-430-114.000-29

Tax ID:
029-17819-00

Routing Number
4632430-044

Property Class 420
Small Detached Retail of Less Than

Year: 2023

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
4632430

Location Address (1)
214 N 6TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
WAYNE COM-294198 (029)

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☑

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2026

Ownership

BRUMFIELD, MICHAEL A & CHARLIE
214 N 6TH ST
RICHMOND, IN 47374

Legal

LOT 41, PT LOT 40 JC, OM 568 & VAC ALLEY
0.356A *TIF*

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2009	BRUMFIELD, MICHAE	0	CO	/	$0	I
12/21/2009	BRUMFIELD, MICHAE	0	CO	/	$0	I
12/20/2007	BRUMFIELD, MICHAE	2007012594	WD	/	$0	I
12/18/2007	LEITNER, PIERRE &	2007012522	WD	/	$0	I
01/01/1900	HART, THOMAS H	2007012522	WD	/	$0	I

Notes

3/23/2020 Misc: 20p21- 2020 Equalization JH/Nexus

7/31/2017 Misc: 2018: GENERAL REVALUATION

Commercial

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$15,800	**Land**	**$15,800**	**$15,800**	**$15,800**	**$15,800**	**$15,800**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$15,800	Land Non Res (3)	$15,800	$15,800	$15,800	$15,800	$15,800
$46,000	**Improvement**	**$46,000**	**$46,500**	**$42,700**	**$42,700**	**$40,700**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$46,000	Imp Non Res (3)	$46,000	$46,500	$42,700	$42,700	$40,700
$61,800	**Total**	**$61,800**	**$62,300**	**$58,500**	**$58,500**	**$56,500**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$61,800	Total Non Res (3)	$61,800	$62,300	$58,500	$58,500	$56,500

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. %	Res Elig %	Market Factor	Value
F	F		56	56x160	1.03	$140	$144	$8,064	0%	0%	1.0000	$8,060
F	F		88	88x62	0.63	$140	$88	$7,744	0%	0%	1.0000	$7,740

Data Source External Only **Collector** 09/01/2021 rc **Appraiser** 09/01/2021 rc

Land Computations

Calculated Acreage	0.33
Actual Frontage	144
Developer Discount	☐
Parcel Acreage	0.33
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	0.33
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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	$15,800
Total Value	**$15,800**

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
Wall Type		B: 1(81')	1: 1(285')	
Heating			2326 sqft	
A/C			2326 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
Total	0	0	2	2

Roofing

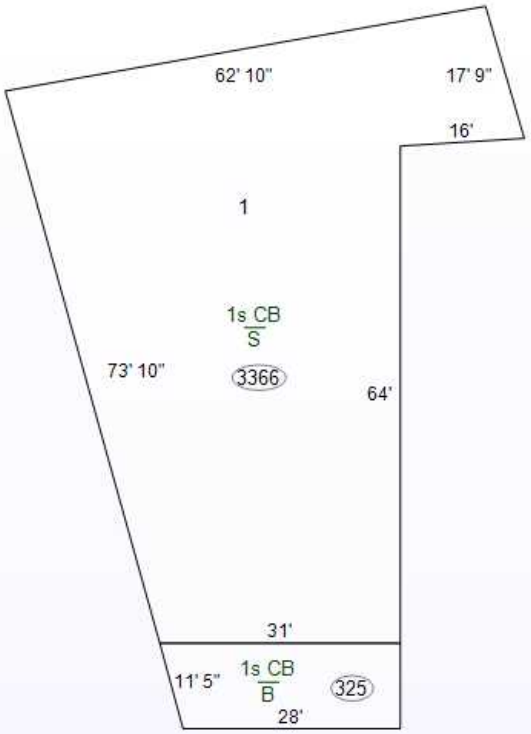
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$311,299**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$314,499**
Plumbing	$3,200	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.87
Special Features	$0	**Repl. Cost New**	**$218,891**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	UTLSTOR
Use Area	325 sqft	2326 sqft	1108 sqft	257 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	63.0%	30.0%	7.0%
Eff Perimeter	81'	285'	285'	285'
PAR	25	8	8	8
# of Units / AC	0	0	0	0
Avg Unit sz|dpth	-1	-1	-1	-1
Floor	B	1	1	1
Wall Height	9'	12'	13'	8'
Base Rate	**$142.74**	**$101.93**	**$63.31**	**$63.31**
Frame Adj	($9.52)	($10.86)	($14.26)	($14.26)
Wall Height Adj	$0.00	($2.62)	($0.92)	($5.52)
Dock Floor	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$133.22**	**$88.45**	**$48.13**	**$43.53**
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	**$133.22**	**$88.45**	**$48.13**	**$43.53**
Interior Finish	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00
Heating	($1.33)	$0.00	($1.33)	($1.33)
A/C	$0.00	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00	$0.00
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	**$131.89**	**$88.45**	**$46.80**	**$42.20**
Sub-Total				
Unit Cost	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$42,864**	**$205,735**	**$51,854**	**$10,845**

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Mixed Use Commercial	0%	1	Concrete Block	D	1946	1957	66	A		0.87		4,016 sqft	$218,891	80%	$43,780	0%	100%	1.000	1.0500	$46,000