

**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

**Ownership**

MMB HOLDINGS LLC  
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 |
|------------|--------------------|------------|------|-----------|----------------|-----|
| 07/03/2024 | MMB HOLDINGS LLC   | 2024004458 | QC   | /         | \$0            | I   |
| 09/27/2023 | BRUMFIELD, MICHAEL | 2023007502 | PR   | /         | \$0            | I   |
| 12/21/2009 | BRUMFIELD, MICHAEL | 0          | CO   | /         |                | I   |
| 12/21/2009 | BRUMFIELD, MICHAEL | 0          | CO   | /         |                | I   |
| 12/20/2007 | BRUMFIELD, MICHAEL | 2007012594 | WD   | /         |                | I   |
| 12/18/2007 | LEITNER, PIERRE &  | 2007012522 | WD   | /         |                | I   |

**Notes**

**Property Class 420**  
Small Detached Retail of Less Than

**Year: 2025**

**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

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

| 2025             | Assessment Year            | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 04/01/2025       | <b>As Of Date</b>          | 04/22/2025               | 04/17/2024               | 04/20/2023               | 04/22/2022               | 04/16/2021               |
| Indiana Cost Mod | <b>Valuation Method</b>    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | <b>Notice Required</b>     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$15,800</b>  | <b>Land</b>                | <b>\$15,800</b>          | <b>\$15,800</b>          | <b>\$15,800</b>          | <b>\$15,800</b>          | <b>\$15,800</b>          |
| \$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                 |
| <b>\$44,400</b>  | <b>Improvement</b>         | <b>\$44,400</b>          | <b>\$46,000</b>          | <b>\$46,000</b>          | <b>\$46,500</b>          | <b>\$42,700</b>          |
| \$0              | Imp Res (1)                | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (2)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$44,400         | Imp Non Res (3)            | \$44,400                 | \$46,000                 | \$46,000                 | \$46,500                 | \$42,700                 |
| <b>\$60,200</b>  | <b>Total</b>               | <b>\$60,200</b>          | <b>\$61,800</b>          | <b>\$61,800</b>          | <b>\$62,300</b>          | <b>\$58,500</b>          |
| \$0              | Total Res (1)              | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (2)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$60,200         | Total Non Res (3)          | \$60,200                 | \$61,800                 | \$61,800                 | \$62,300                 | \$58,500                 |

**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. % | Market Factor | Cap 1 | Cap 2 | Cap 3  | Value   |
|-----------|----------------|---------|------------|--------|--------|-------|-----------|------------|---------|---------------|-------|-------|--------|---------|
| Fci       | F              |         | 56         | 56x160 | 1.03   | \$140 | \$144     | \$8,064    | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$8,060 |
| Fci       | F              |         | 88         | 88x62  | 0.63   | \$140 | \$88      | \$7,744    | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$7,740 |

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
COMM/IND MARKET 80

**Characteristics**

**Topography**  **Flood Hazard**

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.33                     |
| Actual Frontage         | 144                      |
| Developer Discount      | <input type="checkbox"/> |
| 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 / 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             | \$15,800                 |
| <b>Total Value</b>      | <b>\$15,800</b>          |

**General Information**

|                     |               |                     |                |
|---------------------|---------------|---------------------|----------------|
| <b>Occupancy</b>    | C/I Building  | <b>Pre. Use</b>     | General Retail |
| <b>Description</b>  | Mixed Use Com | <b>Pre. Framing</b> | Wood Joist     |
| <b>Story Height</b> | 1             | <b>Pre. Finish</b>  | Finished Open  |
| <b>Type</b>         | N/A           | <b># of Units</b>   | 0              |

|           |          |          |          |
|-----------|----------|----------|----------|
| <b>SB</b> | <b>B</b> | <b>1</b> | <b>U</b> |
|-----------|----------|----------|----------|

|                  |           |            |
|------------------|-----------|------------|
| <b>Wall Type</b> | B: 1(81') | 1: 1(285') |
| <b>Heating</b>   | 2326 sqft |            |
| <b>A/C</b>       | 2326 sqft |            |
| <b>Sprinkler</b> |           |            |

**Plumbing RES/CI**

|                      | # | TF | # | TF |
|----------------------|---|----|---|----|
| <b>Full Bath</b>     | 0 | 0  | 0 | 0  |
| <b>Half Bath</b>     | 0 | 0  | 0 | 0  |
| <b>Kitchen Sinks</b> | 0 | 0  | 0 | 0  |
| <b>Water Heaters</b> | 0 | 0  | 0 | 0  |
| <b>Add Fixtures</b>  | 0 | 2  | 2 | 2  |
| <b>Total</b>         | 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 |
|-------------|------|-------|
|-------------|------|-------|

**Special Features**

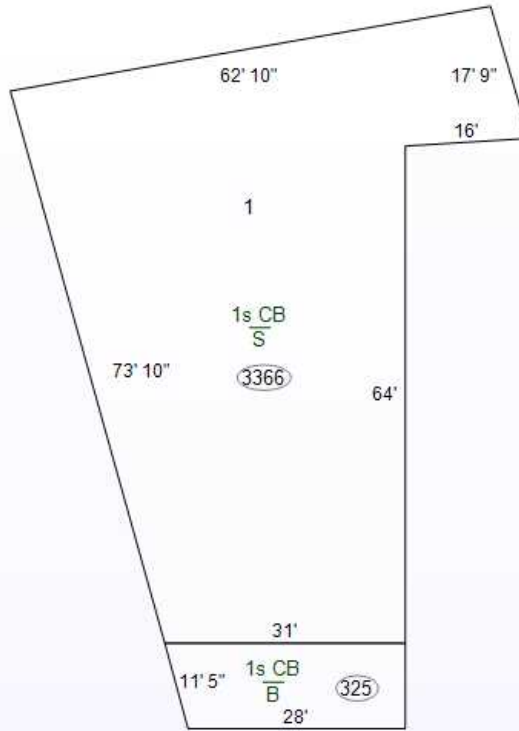
| Description | Value |
|-------------|-------|
|-------------|-------|

**Other Plumbing**

| Description | Value |
|-------------|-------|
|-------------|-------|

**Building Computations**

|                               |                  |
|-------------------------------|------------------|
| <b>Sub-Total (all floors)</b> | <b>\$404,768</b> |
| Racquetball/Squash            | \$0              |
| Theater Balcony               | \$0              |
| Plumbing                      | \$3,200          |
| Other Plumbing                | \$0              |
| Special Features              | \$0              |
| Exterior Features             | \$0              |
| <b>Sub-Total (building)</b>   | <b>\$407,968</b> |
| Quality (Grade)               | \$1              |
| Location Multiplier           | 0.85             |
| <b>Repl. Cost New</b>         | <b>\$277,418</b> |



**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'       |

|                         |                 |                  |                 |                 |
|-------------------------|-----------------|------------------|-----------------|-----------------|
| <b>Base Rate</b>        | <b>\$179.58</b> | <b>\$131.17</b>  | <b>\$81.47</b>  | <b>\$81.47</b>  |
| Frame Adj               | (\$10.96)       | (\$12.83)        | (\$16.93)       | (\$16.93)       |
| Wall Height Adj         | \$0.00          | (\$3.40)         | (\$1.22)        | (\$7.32)        |
| Dock Floor              | \$0.00          | \$0.00           | \$0.00          | \$0.00          |
| Roof Deck               | \$0.00          | \$0.00           | \$0.00          | \$0.00          |
| <b>Adj Base Rate</b>    | <b>\$168.62</b> | <b>\$114.94</b>  | <b>\$63.32</b>  | <b>\$57.22</b>  |
| BPA Factor              | 1.00            | 1.00             | 1.00            | 1.00            |
| <b>Sub Total (rate)</b> | <b>\$168.62</b> | <b>\$114.94</b>  | <b>\$63.32</b>  | <b>\$57.22</b>  |
| 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          |
| <b>S.F. Price</b>       | <b>\$167.29</b> | <b>\$114.94</b>  | <b>\$61.99</b>  | <b>\$55.89</b>  |
| <b>Sub-Total</b>        |                 |                  |                 |                 |
| Unit Cost               | \$0.00          | \$0.00           | \$0.00          | \$0.00          |
| Elevated Floor          | \$0.00          | \$0.00           | \$0.00          | \$0.00          |
| <b>Total (Use)</b>      | <b>\$54,369</b> | <b>\$267,350</b> | <b>\$68,685</b> | <b>\$14,364</b> |

**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            | Concrete    | D     | 1946       | 1957     | 68         | A  |           | 0.85 |          | 4,016 sqft | \$277,418 | 80%      | \$55,480      | 0%      | 100% | 1.000 | 0.800 | 0.00  | 0.00  | 100.00 | \$44,400     |