

General Information

Parcel Number
89-16-32-440-708.000-030

Local Parcel Number
46-32-440-708.000-29

Tax ID:
029-40825-00

Routing Number
4632440-047

Ownership

PYLE, GREGORY R & JEWELL V
33 N 8TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/20/2009	PYLE, GREGORY R &	2009002706	WD	/		
01/01/1900	PYLE, RALPH R JR &	2009002706	WD	/		

Notes

3/19/2020 Misc: 20p21- 2020 Equalization JH/Nexus

2/12/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D

7/12/2016 : 2017 GENERAL REVAL PHASE 3

Legal

19 1/3 FT FRONT N 8 ST N OF 24 FT S S LOT 111
C W S *TIF*



Property Class 420 RENTAL
Small Detached Retail of Less Than

Commercial

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294611-029
WAYNE COM-294611 (029)

Section/Plat
4632440

Location Address (1)
33 N 8TH 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	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"/>
\$7,300	Land	\$7,300	\$7,300	\$7,300	\$7,300	\$7,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,300	Land Non Res (3)	\$7,300	\$7,300	\$7,300	\$7,300	\$7,300
\$60,800	Improvement	\$60,800	\$57,700	\$57,700	\$58,400	\$54,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$25,400	Imp Non Res (2)	\$25,400	\$24,100	\$24,100	\$24,400	\$22,700
\$35,400	Imp Non Res (3)	\$35,400	\$33,600	\$33,600	\$34,000	\$31,600
\$68,100	Total	\$68,100	\$65,000	\$65,000	\$65,700	\$61,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$25,400	Total Non Res (2)	\$25,400	\$24,100	\$24,100	\$24,400	\$22,700
\$42,700	Total Non Res (3)	\$42,700	\$40,900	\$40,900	\$41,300	\$38,900

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		19	19x137	0.96	\$400	\$384	\$7,296	0%	1.0000	0.00	0.00	100.00	\$7,300

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
COMM/IND MARKET 85

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

Land Computations

Calculated Acreage	0.06
Actual Frontage	19
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$7,300
Total Value	\$7,300

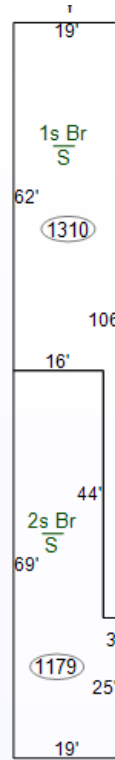
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	APT/General Ret	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	1
		SB	B
		1	U
Wall Type	1: 2(300')		U: 2(176')
Heating	1311 sqft		1179 sqft
A/C	1311 sqft		
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	0	4	4	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	4	4	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$561,037	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$567,437
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$458,205
Exterior Features	\$0		



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	GENRET	UTLSTOR	APART
Use Area	1311 sqft	1178 sqft	1179 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	52.7%	47.3%	100.0%
Eff Perimeter	300'	300'	176'
PAR	12	12	15
# of Units / AC	0	0	1 / Y
Avg Unit sz dpth	-1	-1	1179
Floor	1	1	2
Wall Height	10'	10'	10'
Base Rate	\$203.16	\$145.15	\$185.76
Frame Adj	(\$14.82)	(\$18.42)	(\$11.70)
Wall Height Adj	(\$20.52)	(\$18.12)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$167.82	\$108.61	\$174.06
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$167.82	\$108.61	\$174.06
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)	\$0.00
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	\$8.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$167.82	\$107.28	\$182.06
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$220,012	\$126,376	\$214,649

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: APT/General Retail/Stora	2	Brick	C-1	1948	1948	77	A		0.85		3,668 sqft	\$458,205	80%	\$91,640	22%	100%	1.000	0.850	0.00	41.83	58.17	\$60,800