

General Information

Parcel Number 89-16-32-440-709.000-030
Local Parcel Number 46-32-440-709.000-29

Tax ID: 029-40821-00

Routing Number 4632440-048

Property Class 420 RENTAL
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 294611-029
WAYNE COM-294611 (029)

Section/Plat 4632440

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

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

Ownership

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

Legal

4 1/2 INCHES OFF N 1/2 LOT 110 CWS 20 FT SO
PT LOT 111 CWS *TIF*



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/01/2025, 04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$9,000, \$55,900, \$64,900).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Commercial

Notes

1/28/2022 Misc: 2022 GENERAL REVAL
3/18/2020 Misc: 20p21- 2020 Equalization JH/Nexus
2/12/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D
7/12/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$9,000), and Total Value (\$9,000).

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(296')		U: 1(156')
Heating	2667 sqft		1069 sqft
A/C	2667 sqft		
Sprinkler			

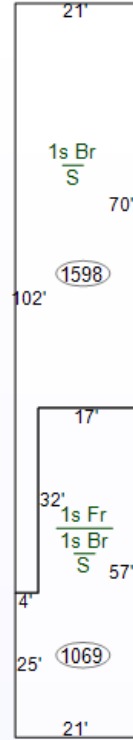
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other	
Water Heaters	0	0	0	0	GCK Adjustments	
Add Fixtures	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	0	0	<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		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$581,767	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$581,767
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$469,777
Exterior Features	\$0		

Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	APART
Use Area	2667 sqft	1069 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	296'	156'
PAR	11	15
# of Units / AC	0	1 / Y
Avg Unit sz dpth	-1	1069
Floor	1	2
Wall Height	10'	10'
Base Rate	\$189.76	\$156.75
Frame Adj	(\$14.82)	(\$11.07)
Wall Height Adj	(\$18.76)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$156.18	\$145.68
BPA Factor	1.00	1.00
Sub Total (rate)	\$156.18	\$145.68
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$8.89
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$156.18	\$154.57
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$416,532	\$165,235



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	2	4/6 Maso	C-1	1948	1948	77	A		0.85		3,736 sqft	\$469,777	80%	\$93,960	30%	100%	1.000	0.850	0.00	31.04	68.96	\$55,900