

89-16-33-110-214.000-030

CENTRAL INDIANA CREDIT & A

1061 CHESTER BLVD

454, Auto Sales & Service

WAYNE COM-294612 (029)/

General Information

Parcel Number 89-16-33-110-214.000-030

Local Parcel Number 46-33-110-214.000-29

Tax ID: 029-55093-00

Routing Number

Property Class 454 Auto Sales & Service

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294612-029 WAYNE COM-294612 (029)

Section/Plat 4633110

Location Address (1) 1061 CHESTER BLVD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

CENTRAL INDIANA CREDIT & AUTO 7400 N SHADELAND AVE STE 200 INDIANAPOLIS, IN 46250

Legal

PT OM 418 & OM 419 0.983A, 1.4578A & PT VAC ALLEY EX 0.28A, 0.266A, 0.002A & 0.230A R/W



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$515,000.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 columns: 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. Rows for Land Type 11 and 14.

Transfer of Ownership

Date 01/01/1900 Owner CENTRAL INDIANA C Doc ID Code Book/Page Adj Sale Price V/I CO / I

Commercial

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS 9/17/2020 Misc: Reassessment-moved to NBHD 294612 to better reflect land value-RC JD Brydyer 7/6/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (1.79), Actual Frontage (0), Developer Discount, Parcel Acreage (1.79), 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 (1.79), 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 (\$216,000), Total Value (\$216,000).

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

General Information

Occupancy	C/I Building	Pre. Use	Auto Service
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(298')
Heating	5368 sqft
A/C	2914 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	7	7	
Total	0	0	7	7

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

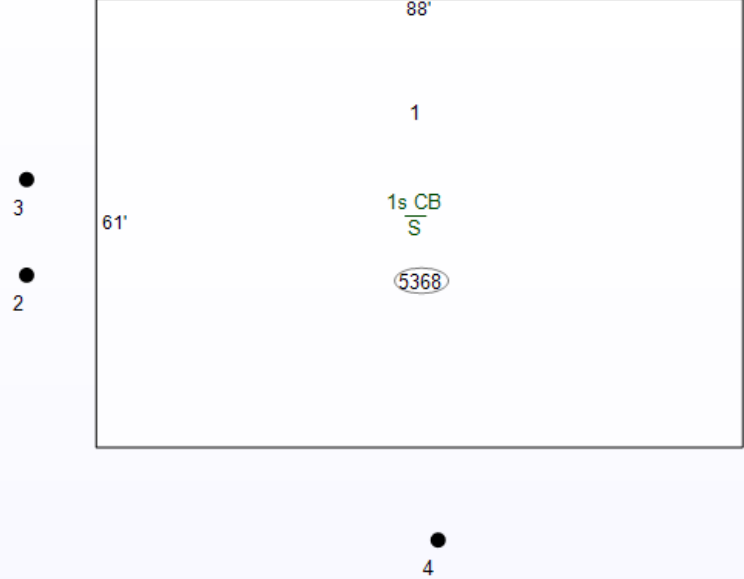
Description	Area	Value
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Special Features

Description	Value
Mezz 547sqft	\$6,838

Other Plumbing

Description	Value
1 x Ref Wat Cooler	\$1300



Floor/Use Computations

Pricing Key	GCM	GCM
Use	AUTOSER	GENOFF
Use Area	2992 sqft	2376 sqft
Area Not in Use	0 sqft	0 sqft
Use %	55.7%	44.3%
Eff Perimeter	298'	298'
PAR	6	6
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	15'	15'

Base Rate	\$90.60	\$123.81
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$1.32	\$6.51
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$91.92	\$130.32
BPA Factor	1.00	1.00
Sub Total (rate)	\$91.92	\$130.32

Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.76	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Building Computations

Sub-Total (all floors)	\$586,941	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$606,278
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$6,838	Repl. Cost New	\$515,336
Exterior Features	\$0		

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$92.68	\$130.32
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$277,300	\$309,640

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	C	2004	2004	21 A		0.85		5,368 sqft	\$515,336	37%	\$324,660	0%	100%	1.000 0.850	0.00	0.00	100.00	\$276,000
2: Fencing	1	9 Gauge	C	2005	2005	20 A	\$17.71	0.85	\$18.45	336' x 8'	\$7,324	80%	\$1,460	0%	100%	1.000 1.000	0.00	0.00	100.00	\$1,500
3: Fencing	1	Plank	C	2005	2005	20 A	\$16.70	0.85	\$14.20	40' x 6'	\$568	80%	\$110	0%	100%	1.000 1.000	0.00	0.00	100.00	\$100
4: Paving	1	Asphalt	C	2004	2004	21 A	\$2.57	0.85	\$2.18	49,000 sqft	\$107,041	80%	\$21,410	0%	100%	1.000 1.000	0.00	0.00	100.00	\$21,400