

89-16-33-130-810.000-030

MATHER FUEL CO INC

1028 N F ST

454, Auto Sales & Service

WAYNE COM-294198 (029)/ 1/2

General Information

Parcel Number 89-16-33-130-810.000-030
Local Parcel Number 46-33-130-810.000-29

Ownership

MATHER FUEL CO INC
% GARY & LINDA PAMLIN
4263 ARBA PIKE
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner MATHER FUEL CO IN Doc ID CO Book/Page Adj Sale Price V/I

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
4/3/2020 Misc: Corrected sketch, added leanto-RC
7/12/2016 : 2017 GENERAL REVAL PHASE 3

Tax ID: 029-30258-00

Legal

2ND ADDN LOT 1 I Y M *TIF*

Routing Number

Property Class 454 Auto Sales & Service



Commercial

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 4633130
Location Address (1) 1028 N F ST RICHMOND, IN 47374

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 \$38,000.

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

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. Values include Fci, F, 132, 132x294, 1.15, \$140, \$161, \$21,252, 0%, 1.0000, 0.00, 0.00, 100.00, \$21,250.

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 95

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2029

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.89), Actual Frontage (132), Developer Discount, Parcel Acreage (0.89), 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 (0.89), 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 (\$21,300), Total Value (\$21,300).

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
--	-----------	----------	----------	----------

Wall Type	1: 1(132')	U: 1(132')
Heating	1040 sqft	1040 sqft
A/C		
Sprinkler		

Plumbing RES/CI

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	2
Total	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

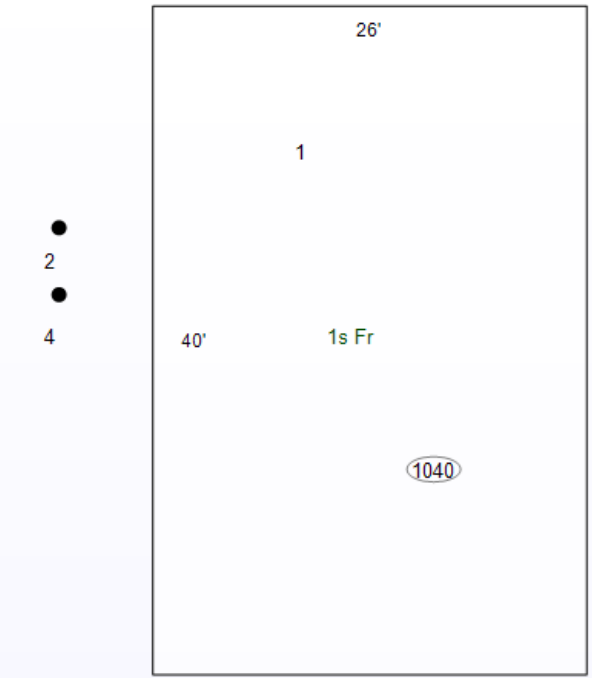
Description	Area	Value
-------------	------	-------

Special Features

Description	Value
-------------	-------

Other Plumbing

Description	Value
-------------	-------



Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	UTLSTOR
Use Area	1040 sqft	1040 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	132'	132'
PAR	13	13
# of Units / AC	0	0
Avg Unit sz dpth	-1	0
Floor	1	2
Wall Height	8'	12'

Base Rate	\$122.46	\$98.20
Frame Adj	(\$16.93)	\$0.00
Wall Height Adj	(\$12.78)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$92.75	\$98.20
BPA Factor	1.00	1.00

Sub Total (rate)	\$92.75	\$98.20
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	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$92.75	\$98.20
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$96,460	\$102,128

Building Computations

Sub-Total (all floors)	\$198,588	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$201,788
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$120,064
Exterior Features	\$0		

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	2	Wood Fr	D-1	1850	1850	175 VP		0.85		2,080 sqft	\$120,064	80%	\$24,010	50%	100%	1.000	0.950	0.00	0.00	100.00	\$11,400
2: Lean-To	1	Concrete	C	1980	1980	45 A	\$10.50	0.85		12'x16' x 12'	\$1,714	60%	\$690	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700
3: Paving	1	Asphalt	C	1940	1940	85 VP	\$2.81	0.85	\$2.39	500 sqft	\$1,194	80%	\$240	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Type 3 Barn	1	T3AW	C	1950	1950	75 VP	\$16.87	0.85		36' x 56' x 16'	\$29,621	85%	\$4,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,400