

89-16-33-340-507.000-030

COCHRAN & ASSOCIATES INC

1410 N A ST

420, Small Detached Retail of Less Tha

WAYNE COM-294199 (029)/

1/2

General Information

Parcel Number 89-16-33-340-507.000-030
Local Parcel Number 46-33-340-507.000-29

Tax ID: 029-47770-00

Routing Number

Ownership

COCHRAN & ASSOCIATES INC
1410 N A ST
RICHMOND, IN 47374

Legal

35 FT ENT E SIDE LOT 512 E S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/18/2014 to 01/01/1900.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
3/20/2020 Misc: 20p21- 2020 Equalization JH/Nexus
7/12/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 420
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 294199-029 WAYNE COM-294199 (029)
Section/Plat 4633340
Location Address (1) 1410 N A ST RICHMOND, IN 47374

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

Table with 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). Rows for years 2025, 2024, 2023, 2022, 2021.

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

Table with 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. Row for Fci F.

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

Data Source N/A Collector 12/20/2024 jh Appraiser 12/13/2024 jh

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.04), Actual Frontage (35), Developer Discount, Parcel Acreage (0.04), 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 (0.04), 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 (\$5,900), Total Value (\$5,900).

**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>
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<b>Wall Type</b>	1: 1(192')
<b>Heating</b>	1432 sqft
<b>A/C</b>	
<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>			6	6
<b>Total</b>	0	0	6	6

**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**

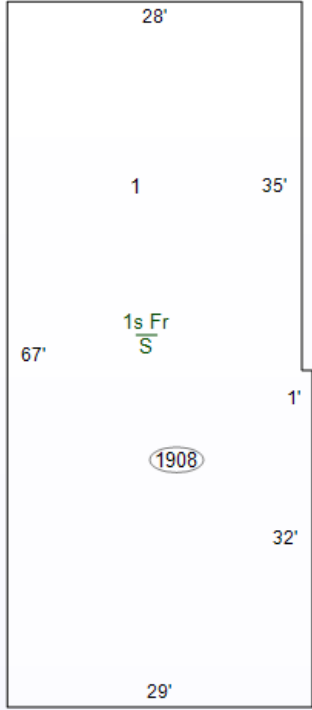
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$212,891</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$222,491</b>
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$179,661</b>
Exterior Features	\$0		



**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM	GCM
<b>Use</b>	GENRET	GENRET	UTLSTOR
<b>Use Area</b>	504 sqft	928 sqft	476 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft
<b>Use %</b>	26.4%	48.6%	24.9%
<b>Eff Perimeter</b>	192'	192'	192'
<b>PAR</b>	10	10	10
<b># of Units / AC</b>	0	0	0
<b>Avg Unit sz dpth</b>	-1	-1	-1
<b>Floor</b>	1	1	1
<b>Wall Height</b>	8'	12'	8'
<b>Base Rate</b>	<b>\$150.74</b>	<b>\$150.74</b>	<b>\$96.63</b>
<b>Frame Adj</b>	(\$12.83)	(\$12.83)	(\$16.93)
<b>Wall Height Adj</b>	(\$12.54)	(\$4.18)	(\$9.54)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$125.37</b>	<b>\$133.73</b>	<b>\$70.16</b>
<b>BPA Factor</b>	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$125.37</b>	<b>\$133.73</b>	<b>\$70.16</b>
<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	(\$1.33)
<b>A/C</b>	(\$5.00)	(\$5.00)	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$120.37</b>	<b>\$128.73</b>	<b>\$68.83</b>
<b>Sub-Total</b>			
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$60,666</b>	<b>\$119,461</b>	<b>\$32,763</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	Wood Fr	C-1	1900	1983	42	A		0.85		1,908 sqft	\$179,661	79%	\$37,730	0%	100%	1.000	0.850	0.00	0.00	100.00	\$32,100