

89-16-33-340-703.000-030

ADELSPERGER, FREDERICK A

1515 N A ST

455, Commercial Garage

WAYNE COM-294199 (029)/

1/2

General Information

Parcel Number 89-16-33-340-703.000-030
Local Parcel Number 46-33-340-703.000-29

Tax ID: 029-00102-00

Routing Number

Property Class 455 Commercial Garage

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) 1515 N A ST RICHMOND, IN 47374

Ownership

ADELSPERGER, FREDERICK A & LE % AUTOHAUS PO BOX 1631 RICHMOND, IN 47375

Legal

80' E PT LOT 586 E S; 80' E PT LOT 585 E S & N 1/2 VAC ALLEY & 1/2 VAC ALLEY ON EAST; S 1/2 VAC ALLEY BETWEEN LOTS 585 & 586 E S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 11/30/2011 and 01/01/1900.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
2/14/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D
7/12/2016 : 2017 GENERAL REVAL PHASE 3



Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

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

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

Land Computations

Table with columns: Description, Value. Rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	C/I Building	Pre. Use	Auto Service
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Semi-Finished
Type	N/A	# of Units	1

	SB	B	1	U
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Wall Type	B: 1(196')	1: 2(254')	U: 2(254')
Heating		3561 sqft	3057 sqft
A/C		3561 sqft	3057 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			5	5
Total	0	0	5	5

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

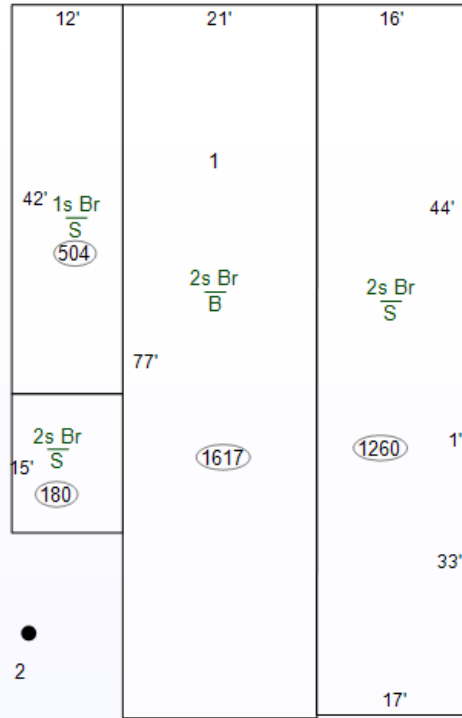
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	AUTOSER	APART
Use Area	1617 sqft	3561 sqft	3057 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	196'	254'	254'
PAR	12	7	8
# of Units / AC	0	0	1 / Y
Avg Unit sz dpth	-1	-1	3062
Floor	B	1	2
Wall Height	6'	14'	9'
Base Rate	\$67.78	\$115.63	\$110.61
Frame Adj	(\$10.96)	(\$20.04)	(\$11.70)
Wall Height Adj	(\$5.85)	\$0.00	(\$4.13)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$50.97	\$95.59	\$94.78
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$50.97	\$95.59	\$94.78
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$4.23	\$2.63
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$4.67
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$49.64	\$99.82	\$102.08
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$80,268	\$355,459	\$312,059

Building Computations

Sub-Total (all floors)	\$747,785	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$755,785
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$738,780
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	Brick	B-1	1871	1871	154 A		0.85		8,235 sqft	\$738,780	80%	\$147,760	0%	100%	1.000 0.800	0.00	0.00	100.00	\$118,200
2: Paving	1	Asphalt	C	1979	1979	46 A	\$2.81	0.85	\$2.39	3,000 sqft	\$7,166	80%	\$1,430	0%	100%	1.000 1.000	0.00	0.00	100.00	\$1,400