

General Information

Parcel Number 89-16-33-340-807.000-030
Local Parcel Number 46-33-340-807.000-29

Tax ID: 029-05569-00

Routing Number

Property Class 630 Exempt, Township

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) 1417 N A ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294199 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Ownership

WAYNE TOWNSHIP TRUSTEE, WAY 401 E MAIN ST RICHMOND, IN 47374

Legal

PT LOT 510 E S; PT LOTS 510 & 511 E S 0.081A



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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.

Exempt

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
6/1/2017 Misc: 2018 COMBINE WITH PARCEL 029-52901-01 PER A/C# 7894 2/24/17
10/4/2016 Misc: 2017 GENERAL REVAL: PHASE 3, CHANGE USE FROM RES TO COM PER SALE

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<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>	B: 1(68')	1: 2(362')
<b>Heating</b>	280 sqft	4556 sqft
<b>A/C</b>		4556 sqft
<b>Sprinkler</b>		

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
<b>Add Fixtures</b>	0	8	8
<b>Total</b>	0	0	8

**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**

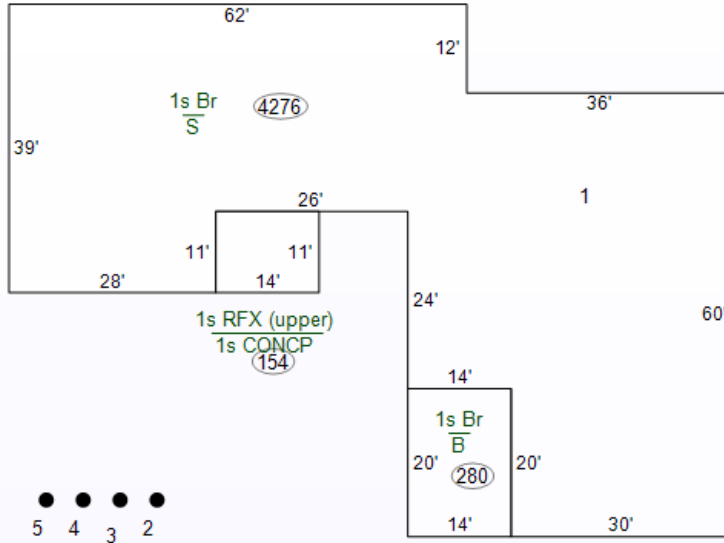
<b>Description</b>	<b>Area</b>	<b>Value</b>
Patio, Concrete	154	\$1,200
Canopy, Roof Extension	154	\$2,100

**Special Features**

<b>Description</b>	<b>Value</b>

**Other Plumbing**

<b>Description</b>	<b>Value</b>



**Floor/Use Computations**

<b>Pricing Key</b>	GCR	GCR
<b>Use</b>	UTLSTOR	GENOFF
<b>Use Area</b>	280 sqft	4556 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	100.0%	100.0%
<b>Eff Perimeter</b>	68'	362'
<b>PAR</b>	24	8
<b># of Units / AC</b>	0 / N	0 / N
<b>Avg Unit sz dpth</b>		

<b>Floor</b>	B	1
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<b>Wall Height</b>	8'	10'
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<b>Base Rate</b>	\$139.00	\$146.62
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<b>Frame Adj</b>	\$0.00	\$0.00
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<b>Wall Height Adj</b>	\$0.00	\$0.00
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<b>Dock Floor</b>	\$0.00	\$0.00
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<b>Roof Deck</b>	\$0.00	\$0.00
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<b>Adj Base Rate</b>	\$139.00	\$146.62
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<b>BPA Factor</b>	1.00	1.00
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<b>Sub Total (rate)</b>	\$139.00	\$146.62
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<b>Interior Finish</b>	\$0.00	\$0.00
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<b>Partitions</b>	\$0.00	\$0.00
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<b>Heating</b>	\$0.00	\$0.00
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<b>A/C</b>	\$0.00	\$0.00
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<b>Sprinkler</b>	\$0.00	\$0.00
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<b>Lighting</b>	\$0.00	\$0.00
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<b>Unit Finish/SR</b>	\$0.00	\$0.00
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<b>GCK Adj.</b>	\$0.00	\$0.00
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<b>S.F. Price</b>	\$139.00	\$146.62
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<b>Sub-Total</b>		
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<b>Unit Cost</b>	\$0.00	\$0.00
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<b>Elevated Floor</b>	\$0.00	\$0.00
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<b>Total (Use)</b>	\$38,920	\$668,001
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$706,921</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$723,021</b>
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$614,568</b>
Exterior Features	\$3,300		

**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: C/I Building	1	SV	C	1940	1940	85 G		0.85		4,836 sqft		80%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
2: Fencing	1	SV	C	2016	2016	9 A		0.85		118' x 6'		42%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Paving	1	SV	C	2016	2016	9 A		0.85		3,400 sqft		60%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
4: Paving	1	SV	C	2016	2016	9 A		0.85		1,300 sqft		42%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
5: Paving (3600sqft)	1	SV	C	1995	1995	30 A		0.85		3,600 sqft		80%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0