

89-16-33-340-921.000-030

REYES PROPERTIES LLC

1304 E MAIN ST

401, 4 to 19 Family Apartments

WAYNE-295272 (029)/2952

1/2

General Information

Parcel Number
89-16-33-340-921.000-030

Local Parcel Number
46-33-340-921.000-29

Tax ID:
029-30750-00

Routing Number

Ownership

REYES PROPERTIES LLC
2940 SALISBURY RD S
RICHMOND, IN 47374

Legal

LOT 429 E S

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 01/28/2025 | REYES PROPERTIES | 2025000544 | QC | / | | I |
| 02/07/2019 | REYES, VICTOR F | 2019001136 | QC | / | \$10,000 | I |
| 07/09/2013 | REYES, VICTOR F & | 2013006108 | WD | / | \$22,000 | I |
| 10/05/2010 | HULL, RALPH E | 2010007598 | CW | / | \$13,600 | V |
| 04/21/2010 | SOMERVILLE NATIO | 2010002723 | QC | / | \$15,000 | I |
| 04/06/2009 | MOORE, GREGORY | 2009003323 | QC | / | | I |

Notes

4/14/2025 Nexus: 2025 APARTMENT REVIEW: - BB/NEXUS

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS

4/12/2024 Nexus: 2024 APARTMENT REVIEW: D/REMOVED FACTOR; INCOME MODEL ADJ - BB/NEXUS

3/27/2019 Misc: 19p20- Added to Income Model per Equalization JH/Nexus

7/5/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 401 RENTAL
4 to 19 Family Apartments



Commercial

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

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

| 2025 | Assessment Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 04/01/2025 | As Of Date | 04/22/2025 | 04/17/2024 | 04/20/2023 | 04/22/2022 | 04/16/2021 |
| Three Value Appr | Valuation Method | Three Value Appr | Three Value Appr | Income Approach | Income Approach | Income Approach |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$5,600 | Land | \$5,600 | \$5,400 | \$4,500 | \$4,200 | \$4,600 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$5,600 | Land Non Res (2) | \$5,600 | \$5,400 | \$4,500 | \$4,200 | \$4,600 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$88,100 | Improvement | \$88,100 | \$80,100 | \$74,000 | \$67,800 | \$67,400 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$88,100 | Imp Non Res (2) | \$88,100 | \$80,100 | \$74,000 | \$67,800 | \$67,400 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$93,700 | Total | \$93,700 | \$85,500 | \$78,500 | \$72,000 | \$72,000 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$93,700 | Total Non Res (2) | \$93,700 | \$85,500 | \$78,500 | \$72,000 | \$72,000 |
| \$0 | Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295272-029
WAYNE-295272 (029)

Section/Plat
4633340

Location Address (4)
1304 E MAIN ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
Apartment 401

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

| 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 |
|-----------|----------------|---------|------------|--------|--------|-------|-----------|------------|---------|---------------|-------|--------|-------|---------|
| F | F | | 50 | 50x145 | 0.95 | \$134 | \$127 | \$6,350 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$6,350 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.17 |
| Actual Frontage | 50 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.17 |
| 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 | 0.17 |
| 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 | \$6,400 |
| CAP 3 Value | \$0 |
| Total Value | \$6,400 |

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

General Information

Occupancy 4-6 Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 4208 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

| Description | Area | Value |
|-------------------|------|----------|
| Porch, Open Frame | 240 | \$12,000 |

Plumbing

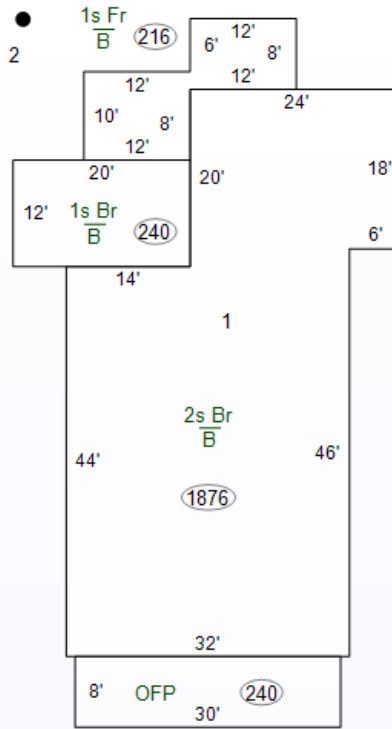
| # | TF |
|------------------------|----|
| Full Bath 6 | 18 |
| Half Bath 0 | 0 |
| Kitchen Sinks 6 | 6 |
| Water Heaters 6 | 6 |
| Add Fixtures 0 | 0 |
| Total 18 | 30 |

Accommodations

| | |
|---------------------|----|
| Bedrooms | 6 |
| Living Rooms | 6 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 18 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 95 | 2332 | 2332 | \$201,000 | |
| 2 | 7 | 1876 | 1876 | \$97,700 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 2332 | 0 | \$61,200 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$359,900

Adjustments 6 Row Type Adj. x 1.00 \$359,900

Unfin Int (-) \$0

Ex Liv Units (+) C:4 D:1 \$44,000

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) MS:1 MO:1 \$4,500

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 30 - 30 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$408,400

Sub-Total, 1 Units

Exterior Features (+) \$12,000 \$420,400

Garages (+) 0 sqft \$0 \$420,400

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

Replacement Cost \$285,872

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: Residential Dwelling | 2 | 5/6 Maso | D | 1900 | 1900 | 125 F | | 0.85 | | 6,540 sqft | \$285,872 | 65% | \$100,060 | 0% | 100% | 1.000 | 1.000 | 0.00 | 100.00 | 0.00 | \$100,100 |
| 2: Utility Shed | 1 | SV | D | 1980 | 1980 | 45 A | | 0.85 | | 8'x12' | | 65% | | 0% | 100% | 0.800 | 1.000 | 0.00 | 100.00 | 0.00 | \$0 |