

General Information

Parcel Number 89-16-33-430-427.002-030

Local Parcel Number 46-33-430-427.020-29

Tax ID: 029-00239-02

Routing Number

Property Class 430 Restaurant, Cafeteria or Bar

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 4633430

Location Address (1) 1600 E MAIN ST RICHMOND, IN 47374

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

Ownership

ORBIK LLC 245 S 27TH ST RICHMOND, IN 47374

Legal

19.32 FT FRONT PT LOT 1 P & F

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/02/2016 to 01/01/1900.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS 7/12/2016 : 2017 GENERAL REVAL PHASE 3 COM: MAIN STREET DINER



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 include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Rows include Fci, Rci, and another Rci entry.

Land Computations

Table with columns: Description, Value. Rows include 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	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 2(176')
Heating	1251 sqft
A/C	1251 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	0	4	4	
Total	0	4	4	

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

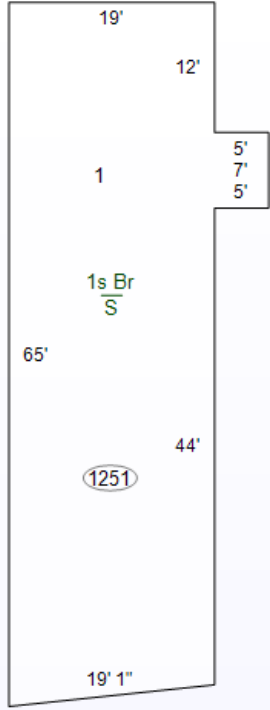
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$231,548	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$237,948
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$192,143
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1251 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	176'
PAR	14
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	9'
Base Rate	\$229.96
Frame Adj	(\$14.82)
Wall Height Adj	(\$30.05)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$185.09
BPA Factor	1.00
Sub Total (rate)	\$185.09
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$185.09
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$231,548

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	Brick	C-1	1910	1910	115	A		0.85		1,251 sqft	\$192,143	80%	\$38,430	0%	100%	1.000	0.850	0.00	0.00	100.00	\$32,700