

89-16-34-340-106.000-030

PRATHER FAMILY LLC 1/4, ROY

E MAIN ST

456, Parking Lot or Structure

WAYNE COM-294615 (029)/

1/2

General Information

Parcel Number 89-16-34-340-106.000-030

Local Parcel Number 46-34-340-106.000-29

Tax ID: 029-22573-00

Routing Number 4634340-041

Property Class 456 Parking Lot or Structure

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294615-029 WAYNE COM-294615 (029)

Section/Plat 4634340

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

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294615 (029)

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

PRATHER FAMILY LLC 1/4, ROYAL F SERIES 14 1/2 & BBPK RENTALS LLC 4111 N WHEELING AVE MUNCIE, IN 47304

Legal

LOTS 28, 39, 40 & 41 MSC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 06/07/2021 to 01/01/1900.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
8/2/2021 Appeal: 2021 appeal: re-allocated land per appraisal; land zoned residential with exception for commercial parking (Pizza King); .427 acres (parking + buffer area) commercial; .56 acres residential excess -BB/Nexus

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 land categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 for land parcels 91 and 12.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.97), Actual Frontage (0), Developer Discount, Parcel Acreage (0.97), 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 (0.54), Total Acres Farmland (0.43), 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 (\$2,500), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$130,600), Total Value (\$130,600).

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

General Information	
Occupancy	Paving
Description	Paving
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value

Plumbing	
#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type	
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Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments	Total Base	Row Type Adj.
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

<b>Sub-Total, One Unit</b>	\$0
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$25,700</b>

Summary of Improvements																							
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Paving	1	Asphalt	C	1975	1975	50	A		\$2.81	0.85	\$2.39	10,760 sqft	\$25,700	80%	\$5,140	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,100