

89-16-34-340-107.000-030

PRATHER, LARRY L TRUST 1/4,

2916 E MAIN ST

430, Restaurant, Cafeteria or Bar

WAYNE COM-294615 (029)/ 1/2

General Information

Parcel Number 89-16-34-340-107.000-030
Local Parcel Number 46-34-340-107.000-29

Tax ID: 029-46472-00

Routing Number 4634340-040

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 294615-029 WAYNE COM-294615 (029)

Section/Plat 4634340

Location Address (1) 2916 E MAIN ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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, LARRY L TRUST 1/4, MAR TRUST 1/4 & ROYAL FEAST LLC-S S 4111 N WHEELING AVE MUNCIE, IN 47304

Legal

LOT 38 & 12 X 74 FT LOT 37 MARCHARTON



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates 06/07/2021, 07/24/2013, and 01/01/1900.

Commercial

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

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

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.

Notes

3/10/2025 CYCLICAL: 25P26-UPDATED GRADE PER REASSESSMENT REVIEW
2002 EFFYR, REMOVED MARKET FACTOR -BB-JH/NEXUS
4/20/2022 Nexus: market adj; shed SV=\$0 -BB/Nexus
8/2/2021 Appeal: 2021 appeal: changes per appraisal: market adj, added plumbing; shed SV=\$400 -BB/Nexus
11/3/2016 : 2017 REVAL DUE TO SITE INSPECTION 11-01-16
2017 GENERAL REVAL PHASE 3
2016 INFORMAL REVIEW: PETITION WITHDRAWN 11-02-16

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.25), Actual Frontage (0), Developer Discount, Parcel Acreage (0.25), 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 (0.25), 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 (\$0), CAP 3 Value (\$75,900), Total Value (\$75,900).

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

General Information

Occupancy	C/I Building	Pre. Use	Dining/Lounge
Description	Building	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: 1(112'),2(138')
Heating	2960 sqft
A/C	2960 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	2	4
Kitchen Sinks	0	0	2	2
Water Heaters	0	0	1	1
Add Fixtures	0	0	0	0
Total	0	0	5	7

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

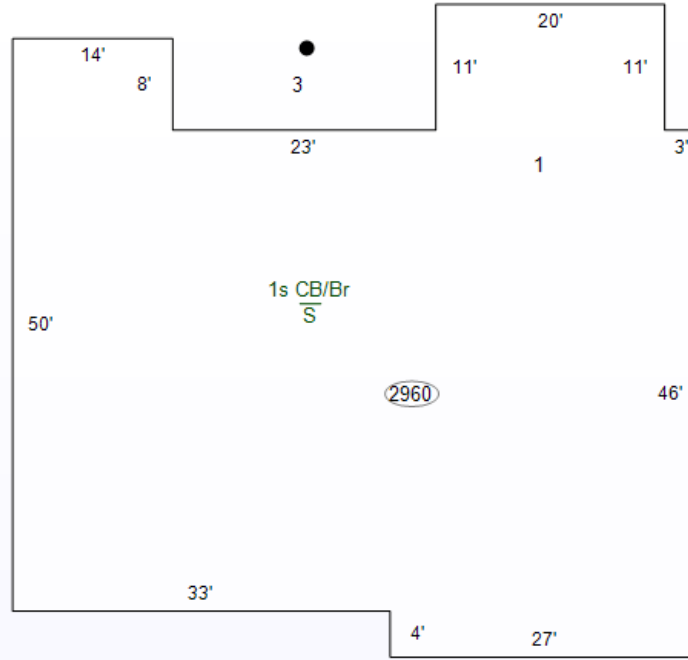
Description	Area	Value
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Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCR
Use	DINING
Use Area	2960 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	250'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'

Base Rate	\$144.95
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$144.95
BPA Factor	1.00

Sub Total (rate)	\$144.95
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$429,047	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$440,247
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$411,631
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$144.95
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$429,047

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: Building	1	3/6 Maso	C+2	1979	2002	23	A		0.85		2,960 sqft	\$411,631	54%	\$189,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$189,400
2: Paving	1	Asphalt	C	1990	1990	35	A	\$2.81	0.85	\$2.39	7,200 sqft	\$17,197	80%	\$3,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400
3: Utility Shed	1	SV	D	2005	2005	20	A		0.85		8'x10'		50%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0