

General Information

Parcel Number
89-16-34-340-410.000-030

Local Parcel Number
46-34-340-410.001-29

Tax ID:
029-05599-00

Routing Number
4634340-008

Property Class 686
Exempt, Church, Chapel, Mosque,

Ownership

CHURCH - FIRST ENGLISH
LUTHERAN, INC
2727 E MAIN ST
RICHMOND, IN 47374

Legal

PT SW 34-14-1 2.5891A, 1A, 50 X 80 FT 0.34A, 1A, 0.622A; PT NW 3-13-1 TRIANGLE PC 175 FT X 120 FT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/12/2015	CHURCH - FIRST EN	AC#7658	CO	/		
02/12/2015	CHURCH - FIRST EN	AC#7658	CO	/		
01/01/1900	CHURCH - FIRST EN	AC#7658	CO	/		

Notes

9/19/2022 Misc: 2023 GENERAL REVAL

1/7/2021 Misc: New cons-changed eff age for remodel, new roof-RC



Exempt

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294608-029
WAYNE COM-294608 (029)

Section/Plat
4634340

Location Address (1)
2727 E MAIN ST
RICHMOND, IN 47374

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
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$459,000	Land	\$459,000	\$459,000	\$459,000	\$459,000	\$459,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$459,000	Land Non Res (3)	\$459,000	\$459,000	\$459,000	\$459,000	\$459,000
\$2,528,600	Improvement	\$2,528,600	\$1,988,400	\$1,988,400	\$1,452,400	\$1,316,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,528,600	Imp Non Res (3)	\$2,528,600	\$1,988,400	\$1,988,400	\$1,452,400	\$1,316,900
\$2,987,600	Total	\$2,987,600	\$2,447,400	\$2,447,400	\$1,911,400	\$1,775,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,987,600	Total Non Res (3)	\$2,987,600	\$2,447,400	\$2,447,400	\$1,911,400	\$1,775,900

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

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
11	A		0	5.738000	1.00	\$100,000	\$100,000	\$573,800	-20%	1.0000	0.00	0.00	100.00	\$459,040
82	A		0	0.220000	1.00	\$2,390	\$2,390	\$526	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
WAYNE COM-294608 (029)

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	5.96
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.96
81 Legal Drain NV	0.00
82 Public Roads NV	0.22
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.74
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	\$459,000
Total Value	\$459,000

General Information

Table with 4 columns: Category (Occupancy, Description, Story Height, Type), Value 1, Pre. Use, Value 2. Includes details like 'C/I Building', 'Mixed Use Com', '1', 'N/A', 'General Office', 'Fire Resistant', 'Finished Divided', '0'.

SB B 1 U

Table with 4 columns: Category (Wall Type, Heating, A/C, Sprinkler), Value 1, Value 2, Value 3. Includes details like 'B: 2(188')', '1: 2(1158')', '1868 sqft', '33223 sqft'.

Plumbing RES/CI Roofing

Table with 4 columns: Category (# Full Bath, # Half Bath, # Kitchen Sinks, # Water Heaters, # Add Fixtures, # Total), Value 1, Value 2, Value 3, Value 4. Includes checkboxes for materials like Tile, Metal, Wood, Asphalt, Slate, etc.

GCK Adjustments

Table with 4 columns: Category (Low Prof, Ext Sheat, Insulatio, SteelGP, AluSR, Int Liner, HGSR, PPS, Sand Pnl), Value 1, Value 2, Value 3, Value 4. Includes checkboxes for various adjustment types.

Exterior Features

Table with 3 columns: Description (Stoop, Masonry, Patio, Concrete), Area, Value. Includes details like '96', '\$3,200', '1650', '\$13,300'.

Special Features Other Plumbing

Table with 4 columns: Description, Value, Description, Value. Includes details like 'Can, CT 960sqft', '\$29,740', '3 x Ref Wat Cooler', '\$3900'.

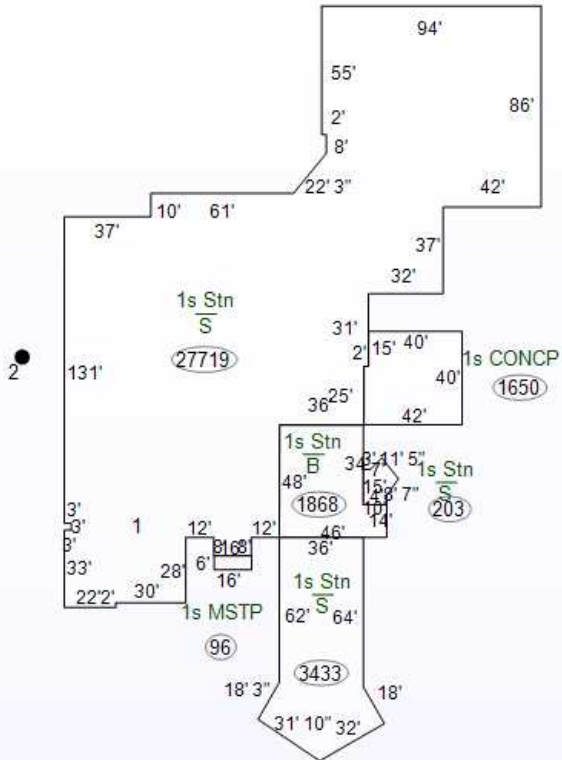
Building Computations

Table with 4 columns: Category (Sub-Total, Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features), Value. Includes totals like '\$3,922,233', '\$4,081,603', '\$4,163,235'.

Floor/Use Computations

Table with 4 columns: Category (Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR, # of Units / AC, Avg Unit sz|dpth, Floor, Wall Height), Value 1, Value 2, Value 3. Includes details like 'GCM', 'GCM', 'GCM', 'UTLSTOR', 'GENOFF', 'THEATRE'.

Table with 4 columns: Category (Base Rate, Frame Adj, Wall Height Adj, Dock Floor, Roof Deck, Adj Base Rate, BPA Factor, Sub Total (rate), Interior Finish, Partitions, Heating, A/C, Sprinkler, Lighting, Unit Finish/SR, GCK Adj, S.F. Price, Sub-Total, Unit Cost, Elevated Floor, Total (Use)), Value 1, Value 2, Value 3. Includes totals like '\$65.81', '\$109.54', '\$118.81', '\$4,163,235', '\$2,837,548'.



Summary of Improvements

Table with 22 columns: 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. Includes details for '1: Mixed Use Commercial' and '2: Paving'.