

General Information

Parcel Number 89-16-34-340-419.000-030
Local Parcel Number 46-34-340-419.000-29

Tax ID: 029-03342-00

Routing Number 4634340-016

Property Class 454 Auto Sales & Service

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 (3) 2993 E MAIN ST RICHMOND, IN 47374

Ownership

2516 LLC
2428 ST RD 227 N
RICHMOND, IN 47374

Legal

PT SW SEC 34-14-1 0.27A PT SW SEC 34-14-1 0.398A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/25/2019 and 01/01/1900 transactions.

Notes

4/18/2023 Nexus: 2023 REASSESSMENT/NEW CONSTRUCTION: ADDED ADDITION ON JIFFY LUBE BLDG -BB/NEXUS
8/13/2018 Misc: 2019 GENERAL REASSESSMENT

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 2022-2025.

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 include 11 and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 90

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.67), Actual Frontage (0), Developer Discount, Parcel Acreage (0.67), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.08), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.59), 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 (\$177,300), Total Value (\$177,300).

General Information

Occupancy	C/I Building	Pre. Use	Auto Service
Description	Jiffy Lube	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(196')
Heating	2001 sqft
A/C	2001 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	3	3	
Total	0	0	3	3

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

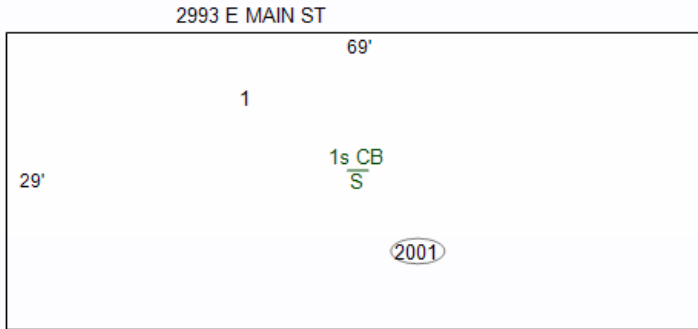
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	AUTOSER
Use Area	2001 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	196'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	14'

Base Rate	\$126.18
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$126.18
BPA Factor	1.00

Sub Total (rate)	\$126.18
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$4.23
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$260,950	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$265,750
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$225,888
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$130.41
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$260,950

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: Jiffy Lube	1	Concrete	C	1956	2000	25	G		0.85		2,001 sqft	\$225,888	37%	\$142,310	0%	100%	1.000	0.900	0.00	0.00	100.00	\$128,100
2: Paving	1	Asphalt	C	1956	1978	47	A	\$2.81	0.85	\$2.39	15,000 sqft	\$35,828	80%	\$7,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,200

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	SIGMAN ACE M	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	1: 1(156')	U: 1(156')
Heating	1440 sqft	1440 sqft
A/C	1080 sqft	1440 sqft
Sprinkler		

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	4	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

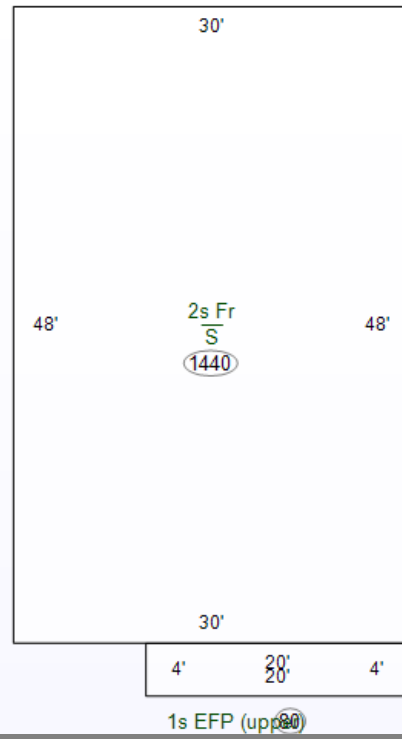
Description	Area	Value
Porch, Enclosed Frame	80	\$4,800

Special Features

Description	Value	Description	Value

Building Computations

Sub-Total (all floors)	\$386,753	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$397,953
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$338,260
Exterior Features	\$4,800		



Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	AUTOSER	GENOFF	GENOFF
Use Area	360 sqft	1080 sqft	1440 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	25.0%	75.0%	100.0%
Eff Perimeter	156'	156'	156'
PAR	11	11	11
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	1	1	2
Wall Height	11'	11'	8'
Base Rate	\$135.32	\$172.05	\$151.98
Frame Adj	(\$18.26)	(\$9.80)	(\$9.54)
Wall Height Adj	(\$6.15)	(\$3.05)	(\$12.20)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$110.91	\$159.20	\$130.24
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$110.91	\$159.20	\$130.24
Interior Finish	(\$2.05)	(\$3.00)	\$0.00
Partitions	\$0.00	(\$9.57)	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$108.86	\$146.63	\$130.24
Sub-Total			
Unit Cost	\$0.00	\$1,659.98	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$39,190	\$160,017	\$187,546

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: SIGMAN ACE MOTORS	2	Wood Fr	C	2002	2002	23	G		0.85		2,880 sqft	\$338,260	25%	\$253,690	0%	100%	1.000	0.900	0.00	0.00	100.00	\$228,300
2: Paving 02	1	Concrete	C	1956	1956	69	A	\$4.22	0.85	\$3.59	480 sqft	\$1,722	80%	\$340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300

