

89-16-34-340-428.000-030

CHURCH - RICHMOND JEWISH

2810 SOUTHEAST PKWY

686, Exempt, Church, Chapel, Mosque,

WAYNE COM-294198 (029)/

General Information

Parcel Number 89-16-34-340-428.000-030
Local Parcel Number 46-34-340-428.001-29

Tax ID: 029-05594-00

Routing Number 4634340-025

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294198-029 WAYNE COM-294198 (029)

Section/Plat 4634340

Location Address (1) 2810 SOUTHEAST PKWY RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model WAYNE COM-294198 (029)

Characteristics

Topography Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

CHURCH - RICHMOND JEWISH CON PO BOX 2092 RICHMOND, IN 47375

Legal

PT SW 34-14-01 .898



Transfer of Ownership

Date 01/01/1900 Owner CHURCH - RICHMON Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/19/2022 Misc: 2023 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$15,400), Improvement (\$110,800), Total (\$126,200), and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

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 and Rci.

Land Computations

Table with columns: Land Computations (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) and values.

Data Source External Only

Collector 08/16/2022 bb

Appraiser 09/19/2022 Nexus

Total Value \$15,400

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Theater
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

<b>Wall Type</b>	B: 1(180')	1: 2(180')
<b>Heating</b>	1920 sqft	1920 sqft
<b>A/C</b>	1920 sqft	1920 sqft
<b>Sprinkler</b>		

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	5	5	5
<b>Total</b>	0	0	5	5

**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**

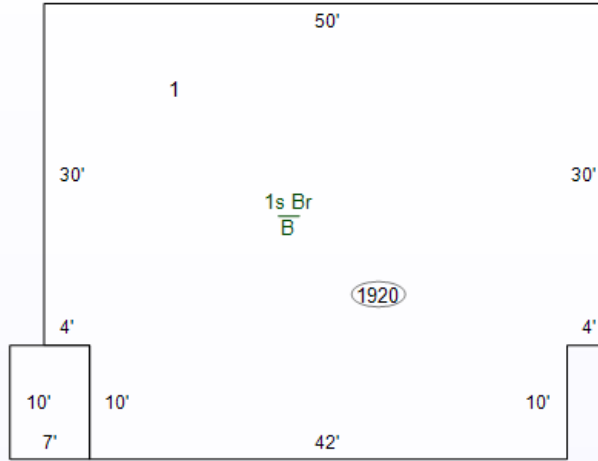
Description	Area	Value
Stoop, Masonry	70	\$2,700
Canopy, Shed Type	70	\$800

**Special Features**

Description	Value

**Other Plumbing**

Description	Value



**Floor/Use Computations**

Pricing Key	GCM	GCM
Use	GENOFF	THEATRE
Use Area	1920 sqft	1920 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	180'	180'
PAR	9	9
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
● Wall Height	10'	10'
<b>2 Base Rate</b>	<b>\$114.98</b>	<b>\$214.11</b>
Frame Adj	(\$11.21)	(\$16.80)
Wall Height Adj	\$0.00	(\$37.80)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$103.77</b>	<b>\$159.51</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$103.77</b>	<b>\$159.51</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$103.77</b>	<b>\$159.51</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$199,238</b>	<b>\$306,259</b>

1s CNPY (upper) 1s MSTP (70)

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$505,498</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$516,998</b>
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$527,338</b>
Exterior Features	\$3,500		

**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	B	1963	1963	62	A		0.85		3,840 sqft	\$527,338	80%	\$105,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$105,500
2: Paving	1	Asphalt	C	1963	1963	62	A	\$2.81	0.85	\$2.39	11,000 sqft	\$26,274	80%	\$5,250	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,300