

89-16-34-430-107.000-030

GARRETT COMMERCIAL PROP

3000 E MAIN ST

420, Small Detached Retail of Less Tha

WAYNE COM-294615 (029)/

General Information
Parcel Number
Local Parcel Number
Tax ID:
Routing Number
Property Class 420
Small Detached Retail of Less Than

Ownership
GARRETT COMMERCIAL PROPERTI
C/O INDIANA LIQUOR REAL ESTATE
2071 BROUGHTON ST
CARMEL, IN 46240
Legal
S PT LOT 1 GLEN HTS 0.377A EXC 26 SQ FT
(CONTRACT: INDIANA LIQUOR REAL ESTATE LLC
2-8-23 2023000962)

Transfer of Ownership table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes
12/20/2024 CYCLICAL: 25P26- CYCLICAL
REASSESSMENT N/C JH/NEXUS
9/1/2023 SPLIT/COMBINE/ETC: 2024: INSTR#
2023000596 SPLITS 0.158A AND IMP TO 029-
07738-02 01-24-2023
INSTR# 2023000597 SPLITS 0.158A AND IMP
TO 029-07738-03 01-24-2023
INSTR# 2023009242 SPLITS 0.0006AC TO
029-07738-04 12-04- 2024
7/7/2016 : 2017 GENERAL REVAL PHASE 3



Commercial

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
4634430
Location Address (4)
3000 E MAIN ST
RICHMOND, IN 47374

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

Valuation Records table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total

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

Land Data 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

Zoning ZO01 Residential
Subdivision

Lot

Market Model
COMM/IND MARKET 90

Characteristics

Topography Flood Hazard
Level
Public Utilities ERA
All
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

Land Computations

Land Computations table with columns: Description, Value

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	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(191'),2(89')
Heating	4316 sqft
A/C	2884 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	2	2	2
Total	0	0	2	2

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

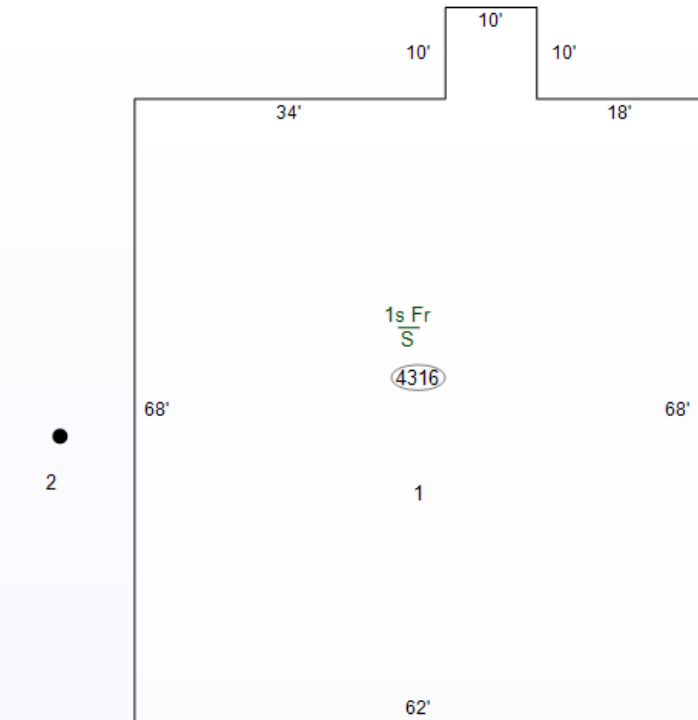
Description	Area	Value

Special Features

Description	Value
Can, CT 260sqft	\$5,630

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	UTLSTOR	GENRET	UTLSTOR
Use Area	2019 sqft	1003 sqft	865 sqft	429 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	46.8%	23.2%	20.0%	9.9%
Eff Perimeter	280'	280'	280'	280'
PAR	6	6	6	6
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	1	1	1	1
Wall Height	10'	10'	10'	10'

Base Rate	\$113.37	\$69.01	\$113.37	\$69.01
Frame Adj	(\$13.46)	(\$17.40)	(\$13.46)	(\$17.40)
Wall Height Adj	(\$6.59)	(\$4.65)	(\$6.59)	(\$4.65)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$93.32	\$46.96	\$93.32	\$46.96
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$93.32	\$46.96	\$93.32	\$46.96

Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$93.32	\$46.96	\$93.32	\$46.96
Sub-Total				

Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$188,413	\$47,100	\$80,722	\$20,145

Building Computations

Sub-Total (all floors)	\$336,381	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$345,211
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$5,630	Repl. Cost New	\$293,429
Exterior Features	\$0		

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	Wood Fr	C	1948	1985	40	A		0.85		4,316 sqft	\$293,429	79%	\$61,620	0%	100%	1.000	0.900	0.00	0.00	100.00	\$55,500
2: Paving	1	Asphalt	C	1960	1960	65	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