

89-16-35-340-106.000-030

DLK UNITED LLC

4340 E NATIONAL RD

431, Franchise-type Restaurant

WAYNE COM-294616 (029)/

1/2

General Information

Parcel Number 89-16-35-340-106.000-030
Local Parcel Number 46-35-340-106.000-29

Tax ID: 029-22589-00

Routing Number

Property Class 431 Franchise-type Restaurant

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294616-029 WAYNE COM-294616 (029)

Section/Plat 4635340

Location Address (1) 4340 E NATIONAL RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model 431 CLASS

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

DLK UNITED LLC 5440 CARLTON AVE RICHMOND, IN 47374

Legal

PT SW SEC 35-14-1 0.594A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 04/12/2013 DLK UNITED LLC and 01/01/1900 KIRCHER, DARYL C.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
4/21/2022 Nexus: corrected entry of Subway building (Fast food) -BB/Nexus
12/8/2020 Misc: Reassessment-corrected amount of paving, changed eff age-RC Subway
7/11/2016 : 2017 GENERAL REVAL PHASE 3



Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.59), Actual Frontage (0), Developer Discount, Parcel Acreage (0.59), 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 (0.59), 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 (\$222,800), Total Value (\$222,800).

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

**General Information**

<b>Occupancy</b>	Fast Food Resta	<b>Pre. Use</b>	
<b>Description</b>	Fast Food Resta	<b>Pre. Framing</b>	
<b>Story Height</b>		<b>Pre. Finish</b>	
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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**Wall Type**

**Heating**

**A/C**

**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	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<b>Total</b>	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

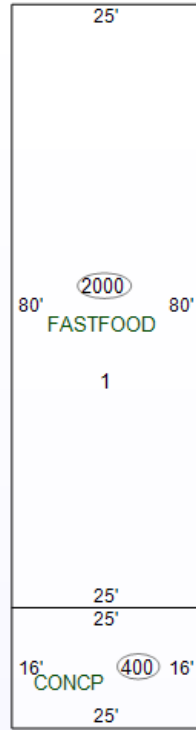
Description	Area	Value
Patio, Concrete	400	\$2,900

**Special Features**

Description	Value

**Other Plumbing**

Description	Value



**Floor/Use Computations**

Pricing Key

Use

Use Area

Area Not in Use

Use %

Eff Perimeter

PAR

# of Units / AC

Avg Unit sz|dpth

Floor

Wall Height

**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)**

**Building Computations**

Description	Value	Description	Value
<b>Sub-Total (all floors)</b>	<b>\$0</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$396,140</b>
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$336,719</b>
Exterior Features	\$2,900		

**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: Fast Food Restaurant	1		C	2011	2011	14	G	\$196.6	0.85	\$167.1	2,000 sqft	\$336,719	45%	\$185,200	0%	100%	1.000	1.100	0.00	0.00	100.00	\$203,700
2: Paving	1	Asphalt	C	2011	2011	14	A	\$2.81	0.85	\$2.39	18,000 sqft	\$42,993	80%	\$8,600	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,600