

General Information

Parcel Number 89-16-35-430-106.000-030
Local Parcel Number 46-35-430-106.000-29
Tax ID: 029-32716-00
Routing Number

Ownership

KELLEY VENTURES LLC
4700 NATIONAL RD E
RICHMOND, IN 47374
Legal W & M SE SEC 35-14-1 0.69A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/21/2015 to 01/01/1900.

Notes

3/24/2020 Misc: 20p21- Changed from 447 to 454 per equalization review JH/Nexus
7/11/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 454
Auto Sales & Service



Commercial

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 4635430
Location Address (1) 4444 E NATIONAL RD RICHMOND, IN 47374

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

Table with columns: Year, 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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model WAYNE COM-294616 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.69), Actual Frontage (0), Developer Discount, Parcel Acreage (0.69), 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 (0.69), 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 (\$258,800), Total Value (\$258,800).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Utility / Storage
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<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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<b>Wall Type</b>	1: 1(230')
<b>Heating</b>	2613 sqft
<b>A/C</b>	2613 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

#	TF	#	TF
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	4	4
<b>Total</b>	0	4	4

**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**

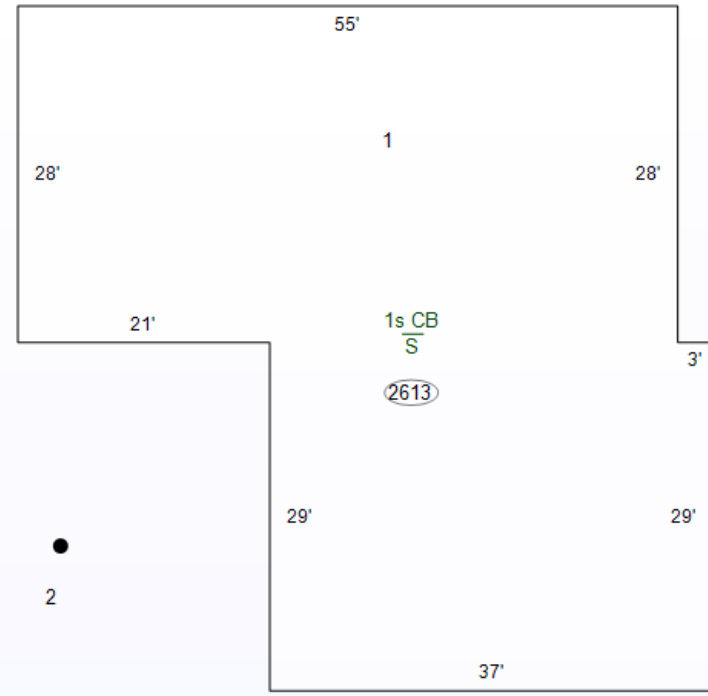
Description	Area	Value
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**Special Features**

Description	Value
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**Other Plumbing**

Description	Value
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**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM
<b>Use</b>	GENOFF	UTLSTOR
<b>Use Area</b>	1073 sqft	1540 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	41.1%	58.9%
<b>Eff Perimeter</b>	230'	230'
<b>PAR</b>	9	9
<b># of Units / AC</b>	0	0
<b>Avg Unit sz dpth</b>	-1	-1
<b>Floor</b>	1	1
<b>Wall Height</b>	9'	9'

<b>Base Rate</b>	<b>\$152.71</b>	<b>\$88.26</b>
<b>Frame Adj</b>	\$0.00	\$0.00
<b>Wall Height Adj</b>	(\$8.46)	(\$7.95)
<b>Dock Floor</b>	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$144.25</b>	<b>\$80.31</b>
<b>BPA Factor</b>	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$144.25</b>	<b>\$80.31</b>

<b>Interior Finish</b>	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$4.23
<b>Sprinkler</b>	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00

<b>Unit Finish/SR</b>	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$144.25</b>	<b>\$84.54</b>
<b>Sub-Total</b>		
<b>Unit Cost</b>	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$154,780</b>	<b>\$130,192</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$284,972</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$291,372</b>
Plumbing	\$6,400	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$235,283</b>
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	Concrete	C-1	1964	1985	40	A		0.85		2,613 sqft	\$235,283	80%	\$47,060	0%	100%	1.000	1.000	0.00	0.00	100.00	\$47,100
2: Paving	1	Asphalt	C	2015	2015	10	A	\$2.81	0.85	\$2.39	19,300 sqft	\$46,098	80%	\$9,220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,200