

89-16-35-430-107.000-030

ALPINE INCOME PROPERTY OP

4404 E NATIONAL RD

420, Small Detached Retail of Less Tha

WAYNE COM-294616 (029)/

**General Information**

**Parcel Number**  
89-16-35-430-107.000-030

**Local Parcel Number**  
46-35-430-107.000-29

**Tax ID:**  
029-50052-00

**Routing Number**

**Ownership**

ALPINE INCOME PROPERTY OP LP  
ATTN: ACCOUNTS PAYABLE  
1140 N WILLIAMSON BLVD #140  
DAYTONA BEACH, FL 32114

**Legal**

W & M SE SEC 35-14-1 0.344A

**Transfer of Ownership**

| Date       | Owner             | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 12/17/2021 | ALPINE INCOME PRO | 2021012295 | WD   | /         | \$2,271,000    | I   |
| 12/06/2016 | 9507 IRIS LLC     | 2016009756 | SW   | /         | \$2,335,000    | I   |
| 01/27/2016 | NET3 (RICHMOND) L | 2016000745 | GR   | /         |                | I   |
| 08/12/2015 | NET3 (RICHMOND) L | 2015006766 | WD   | /         | \$370,000      | I   |
| 04/10/2012 | WATER CO REAL ES  | 2012002767 | LW   | /         | \$100,000      | I   |
| 04/10/2012 | CULLIGAN WATER C  | 2012002766 | ME   | /         |                | I   |

**Notes**

12/20/2024 CYCLICAL: 25P26-REASSESSMENT REVIEW NO CHANGE JH/NEXUS

3/20/2020 Misc: 20p21- 2020 Equalization JH/Nexus

2/13/2017 Misc: 2017: COMMERCIAL 100% COMPLETE 9-15-16

9/15/2016 : 2017 GENERAL REVAL PHASE 3 2017: COMMERCIAL BLDG 100% COMPLETE 9-15-16  
COM: MATTRESS FIRM

**Property Class 420**  
Small Detached Retail of Less Than



**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)**  
4404 E NATIONAL RD  
RICHMOND, IN 47374

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

| 2025             | Assessment Year            | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 04/01/2025       | <b>As Of Date</b>          | 04/22/2025               | 04/17/2024               | 04/20/2023               | 04/22/2022               | 04/16/2021               |
| Indiana Cost Mod | <b>Valuation Method</b>    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | <b>Notice Required</b>     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$129,000</b> | <b>Land</b>                | <b>\$129,000</b>         | <b>\$129,000</b>         | <b>\$129,000</b>         | <b>\$129,000</b>         | <b>\$129,000</b>         |
| \$0              | Land Res (1)               | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (2)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$129,000        | Land Non Res (3)           | \$129,000                | \$129,000                | \$129,000                | \$129,000                | \$129,000                |
| <b>\$384,600</b> | <b>Improvement</b>         | <b>\$384,600</b>         | <b>\$377,500</b>         | <b>\$377,500</b>         | <b>\$381,800</b>         | <b>\$365,200</b>         |
| \$0              | Imp Res (1)                | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (2)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$384,600        | Imp Non Res (3)            | \$384,600                | \$377,500                | \$377,500                | \$381,800                | \$365,200                |
| <b>\$513,600</b> | <b>Total</b>               | <b>\$513,600</b>         | <b>\$506,500</b>         | <b>\$506,500</b>         | <b>\$510,800</b>         | <b>\$494,200</b>         |
| \$0              | Total Res (1)              | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (2)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$513,600        | Total Non Res (3)          | \$513,600                | \$506,500                | \$506,500                | \$510,800                | \$494,200                |

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

| 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     |
|-----------|----------------|---------|------------|----------|--------|-----------|-----------|------------|---------|---------------|-------|-------|--------|-----------|
| 11        | A              |         | 0          | 0.344000 | 1.00   | \$375,000 | \$375,000 | \$129,000  | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$129,000 |

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
COMM/IND MARKET 90

**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 2029

Data Source N/A Collector 12/20/2024 jh Appraiser 12/13/2024 jh

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.34                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.34                     |
| 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    | 0.34                     |
| 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             | \$129,000                |
| <b>Total Value</b>      | <b>\$129,000</b>         |

**General Information**

|                     |              |                     |                |
|---------------------|--------------|---------------------|----------------|
| <b>Occupancy</b>    | C/I Building | <b>Pre. Use</b>     | General Retail |
| <b>Description</b>  | Building     | <b>Pre. Framing</b> | Fire Resistant |
| <b>Story Height</b> | 1            | <b>Pre. Finish</b>  | Finished Open  |
| <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> | 1: 1(284') |
| <b>Heating</b>   | 5005 sqft  |
| <b>A/C</b>       | 5005 sqft  |
| <b>Sprinkler</b> |            |

**Plumbing RES/CI**

|                      |          |           |          |           |
|----------------------|----------|-----------|----------|-----------|
|                      | <b>#</b> | <b>TF</b> | <b>#</b> | <b>TF</b> |
| <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        |           |
| <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**

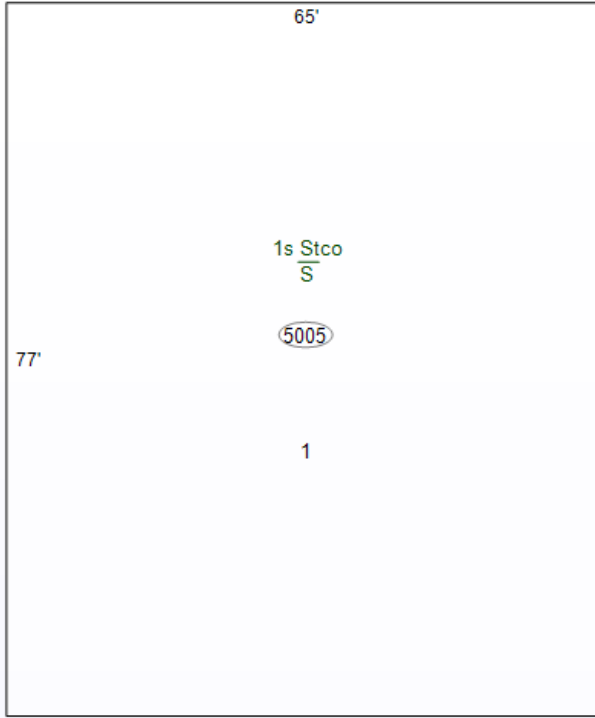
| Description | Area | Value |
|-------------|------|-------|
|-------------|------|-------|

**Special Features**

| Description | Value |
|-------------|-------|
|-------------|-------|

**Other Plumbing**

| Description        | Value  |
|--------------------|--------|
| 1 x Ref Wat Cooler | \$1300 |



**Floor/Use Computations**

|                         |                  |
|-------------------------|------------------|
| <b>Pricing Key</b>      | GCM              |
| <b>Use</b>              | GENRET           |
| <b>Use Area</b>         | 5005 sqft        |
| <b>Area Not in Use</b>  | 0 sqft           |
| <b>Use %</b>            | 100.0%           |
| <b>Eff Perimeter</b>    | 284'             |
| <b>PAR</b>              | 6                |
| <b># of Units / AC</b>  | 0                |
| <b>Avg Unit sz dpth</b> | -1               |
| <b>Floor</b>            | 1                |
| <b>Wall Height</b>      | 17'              |
| <b>Base Rate</b>        | <b>\$108.91</b>  |
| <b>Frame Adj</b>        | \$0.00           |
| <b>Wall Height Adj</b>  | \$4.38           |
| <b>Dock Floor</b>       | \$0.00           |
| <b>Roof Deck</b>        | \$0.00           |
| <b>Adj Base Rate</b>    | <b>\$113.29</b>  |
| <b>BPA Factor</b>       | 1.00             |
| <b>Sub Total (rate)</b> | <b>\$113.29</b>  |
| <b>Interior Finish</b>  | \$0.00           |
| <b>Partitions</b>       | \$0.00           |
| <b>Heating</b>          | \$0.00           |
| <b>A/C</b>              | \$0.00           |
| <b>Sprinkler</b>        | \$0.00           |
| <b>Lighting</b>         | \$0.00           |
| <b>Unit Finish/SR</b>   | \$0.00           |
| <b>GCK Adj.</b>         | \$0.00           |
| <b>S.F. Price</b>       | <b>\$113.29</b>  |
| <b>Sub-Total</b>        |                  |
| <b>Unit Cost</b>        | \$0.00           |
| <b>Elevated Floor</b>   | \$0.00           |
| <b>Total (Use)</b>      | <b>\$567,016</b> |

**Building Computations**

|                               |                  |                             |                  |
|-------------------------------|------------------|-----------------------------|------------------|
| <b>Sub-Total (all floors)</b> | <b>\$567,016</b> | <b>Garages</b>              | \$0              |
| Racquetball/Squash            | \$0              | <b>Fireplaces</b>           | \$0              |
| Theater Balcony               | \$0              | <b>Sub-Total (building)</b> | <b>\$576,316</b> |
| Plumbing                      | \$8,000          | <b>Quality (Grade)</b>      | \$1              |
| Other Plumbing                | \$1,300          | <b>Location Multiplier</b>  | 0.85             |
| Special Features              | \$0              | <b>Repl. Cost New</b>       | <b>\$489,869</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: Building | 1            | Stucco      | C     | 2015       | 2015     | 10 A          | 0.85      | 0.85 |          | 5,005 sqft  | \$489,869 | 14%      | \$421,290     | 0%      | 100% | 1.000 | 0.900 | 0.00  | 0.00  | 100.00 | \$379,200    |
| 2: Paving   | 1            | Asphalt     | C     | 2015       | 2015     | 10 A          | \$2.81    | 0.85 | \$2.39   | 11,200 sqft | \$26,751  | 80%      | \$5,350       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$5,400      |