

General Information

Parcel Number 89-16-36-410-210.000-030
Local Parcel Number 46-36-410-210.000-29

Tax ID: 029-45468-00

Routing Number

Property Class 450
Convenience Market With Gasoline

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 4636410
Location Address (1) 5890 E NATIONAL RD RICHMOND, IN 47374

Ownership

JAIPREET INVESTMENT CORP
11863 E 300 SOUTH
ZIONSVILLE, IN 46077

Legal

PT SE SEC 36-14-1 0.51A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 08/15/2013 and 01/01/1900.

Notes

12/7/2020 Misc: Reassessment-changed eff age-RC Shell
10/31/2019 Appeal: 2019 appeal withdrawn with no changes -BB/Nexus
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: 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). Rows show values for years 2025, 2024, 2023, 2022, 2021.

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. Row shows values for land type 11, pricing method A, etc.

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 95

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Data Source N/A

Collector 07/11/2016 davef

Appraiser 07/11/2016 davef

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.51), Actual Frontage (0), Developer Discount, Parcel Acreage (0.51), 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 (0.51), 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 (\$334,700), Total Value (\$334,700).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Convenience Market
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<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(212')
<b>Heating</b>	2184 sqft
<b>A/C</b>	2184 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	7	7	7
<b>Total</b>	0	0	7	7

**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**

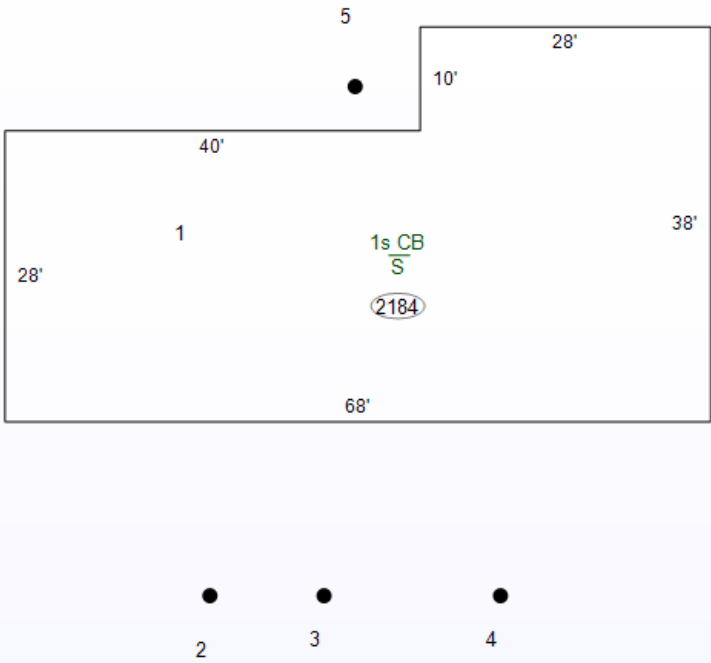
Description	Area	Value

**Special Features**

Description	Value

**Other Plumbing**

Description	Value



**Floor/Use Computations**

<b>Pricing Key</b>	GCM
<b>Use</b>	CONVMRK
<b>Use Area</b>	2184 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	212'
<b>PAR</b>	10
<b># of Units / AC</b>	0
<b>Avg Unit sz dpth</b>	-1
<b>Floor</b>	1
<b>Wall Height</b>	11'
<b>Base Rate</b>	<b>\$152.26</b>
<b>Frame Adj</b>	(\$13.28)
<b>Wall Height Adj</b>	(\$2.09)
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	<b>\$136.89</b>
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	<b>\$136.89</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>\$136.89</b>
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	<b>\$298,968</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$298,968</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$310,168</b>
Plumbing	\$11,200	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$263,643</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	1968	1988	37	A		0.85		2,184 sqft	\$263,643	80%	\$52,730	0%	100%	1.000	0.950	0.00	0.00	100.00	\$50,100
2: Paving	1	Concrete	C	1968	1968	57	A	\$3.80	0.85	\$3.23	7,000 sqft	\$22,610	80%	\$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,500
3: Paving	1	Asphalt	C	1968	1968	57	A	\$2.81	0.85	\$2.39	8,800 sqft	\$21,019	80%	\$4,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,200
4: Service Station, DetCPY	1		C	1978	1978	47	A	\$29.66	0.85	\$25.21	2,120 sqft	\$53,447	80%	\$10,690	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,700
5: Utility Shed	1		D	1990	1990	35	A	\$23.66	0.85	\$16.09	8'x12'	\$1,545	65%	\$540	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500