

General Information

Parcel Number 89-16-36-420-202.000-028
Local Parcel Number 46-36-420-202.000-15
Tax ID: 015-01742-00
Routing Number

Ownership

SHELTON PROPERTIES RICHMOND
PO BOX 249
EAGLEVILLE, MO 64442

Legal

PT SE 36-14-1 2.72A, 0.44A, 0.129A, 3.48A EX
2.63A TO STATE HWY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains transfer records from 05/11/2011 to 01/01/1900.

Notes

3/17/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/14/2018 Misc: 2019 GENERAL REASSESSMENT

Property Class 429
Other Retail Structures



Commercial

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294616-015 WAYNE COM-294616 (015)
Section/Plat 4636420
Location Address (1) 6401 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). Shows valuation data from 2022 to 2025.

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. Contains land data for lots 11 and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (4.14), Actual Frontage (0), Developer Discount, Parcel Acreage (4.14), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.72), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (1.42), 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 (\$532,100), Total Value (\$532,100).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<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>
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<b>Wall Type</b>	1: 1(934')
<b>Heating</b>	34866 sqft
<b>A/C</b>	34866 sqft
<b>Sprinkler</b>	34866 sqft

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<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	13	13
<b>Total</b>	0	13	13

**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**

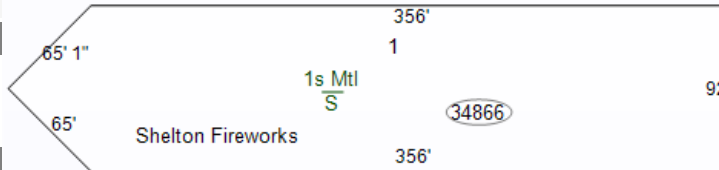
<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

<b>Description</b>	<b>Value</b>
Mezz 903sqft	\$33,835

**Other Plumbing**

<b>Description</b>	<b>Value</b>
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**Floor/Use Computations**

Pricing Key	GCM
Use	GENRET
Use Area	34866 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	934'
PAR	3
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	17'
<b>Base Rate</b>	<b>\$81.89</b>
Frame Adj	(\$12.83)
Wall Height Adj	\$2.28
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$71.34</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$71.34</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$3.18
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$74.52</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$2,598,214</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$2,598,214</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$2,652,850</b>
Plumbing	\$20,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$33,835	<b>Repl. Cost New</b>	<b>\$1,803,938</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	Metal	D	1997	2000	25	A		0.85		34,866 sqft	\$1,803,938	52%	\$865,890	0%	100%	1.000	1.000	0.00	0.00	100.00	\$865,900
2: Paving	1	Asphalt	C	1997	1997	28	A	\$2.81	0.85	\$2.39	9,100 sqft	\$21,735	80%	\$4,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,400
3: Paving	1	Concrete	C	1997	1997	28	A	\$3.80	0.85	\$3.23	2,000 sqft	\$6,460	80%	\$1,290	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300