General Information

Parcel Number
89-17-01-130-103.000-030

Local Parcel Number
49-01-130-103.000-29

Tax ID:
029-17982-00

Routing Number

Property Class 456
Parking Lot or Structure

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294613-029
WAYNE COM-294613 (029)

Section/Plat
4901130

Location Address (1)
3150 W NATIONAL RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
WAYNE COM-294613 (029)

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

AMERCO REAL ESTATE COMPANY
PO BOX 29046
PHOENIX, AZ 85038

Legal

PT FRACT SEC 1-13-2 0.435A EX PT FRACT 1-13-2 IRR PIECE 79 FT FRONT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/18/2020	AMERCO REAL ESTA	2020007554	SW	/	$56,872	V
01/01/1900	HANOVER REDMER		CO	/	$0	I

Notes

1/6/2012 : 2012: CHANGE AGE AND CONDITION ON PAVING PER FIELD CHECK, ENTERED 1-6-12

10/27/2008 : 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/9/2004 2006: MEMO FORM 11: QUALITY CONTROL CHECK, CORRECT LAND VALUE, ENTERED 4-5-06, TRENDING MEM : K-MART PARKING LOT

Commercial

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$43,500	**Land**	**$43,500**	**$43,500**	**$43,500**	**$26,100**	**$26,100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$43,500	Land Non Res (3)	$43,500	$43,500	$43,500	$26,100	$26,100
$8,800	**Improvement**	**$8,800**	**$8,900**	**$8,200**	**$16,400**	**$16,400**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$8,800	Imp Non Res (3)	$8,800	$8,900	$8,200	$16,400	$16,400
$52,300	**Total**	**$52,300**	**$52,400**	**$51,700**	**$42,500**	**$42,500**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$52,300	Total Non Res (3)	$52,300	$52,400	$51,700	$42,500	$42,500

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. %	Res Elig %	Market Factor	Value
11	A		0	0.435000	1.00	$100,000	$100,000	$43,500	0%	0%	1.0000	$43,500

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.44
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.44
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	0.44
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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	$43,500
Total Value	**$43,500**

General Information

Occupancy	Paving
Description	Paving
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☐ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Roofing

- ☐ Built-Up
- ☐ Metal
- ☐ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value

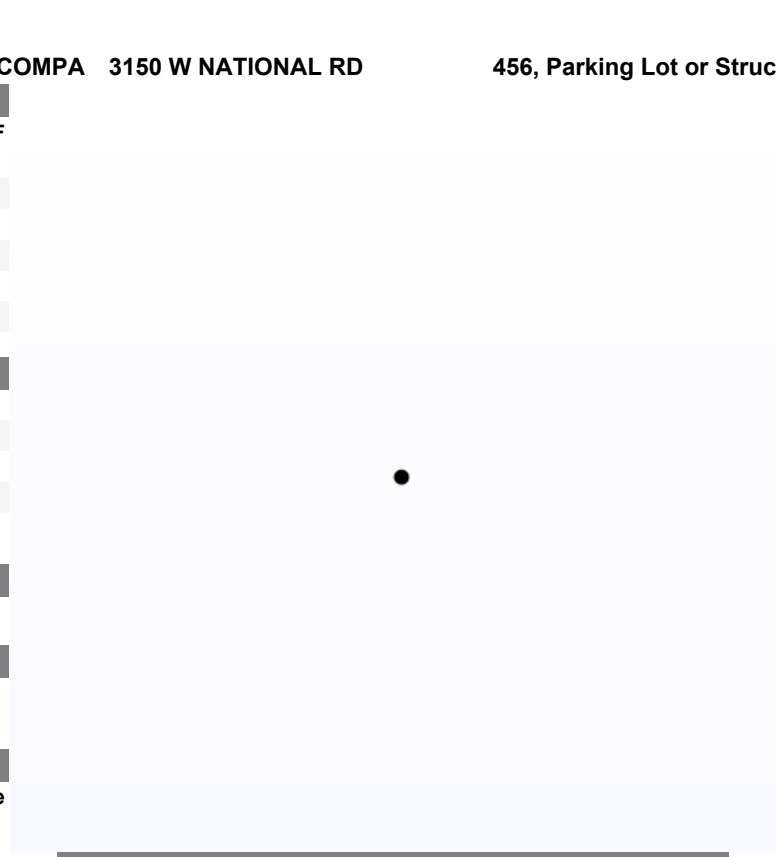
Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	
Adjustments	**Row Type Adj.**	
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
	Sub-Total, One Unit	$0
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$0
Garages (+) 0 sqft	$0	$0
	Quality and Design Factor (Grade)	1.00
	Location Multiplier	0.87
	Replacement Cost	$44,005

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Paving	0%	1	Asphalt	C	2011	2011	12	A	$2.81	0.87	$2.44	18,000 sqft	$44,005	80%	$8,800	0%	100%	1.000	1.0000	$8,800