

General Information

Parcel Number 89-17-01-220-103.000-030
Local Parcel Number 49-01-220-103.000-29

Tax ID: 029-07600-00

Routing Number

Ownership

PPP JABBO INC
8726 HORNADY DR
INDIANAPOLIS, IN 46239

Legal

125 FT X 150 FT NE SEC 1-13-2 0.43A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/16/2018 to 01/01/1900.

Notes

Property Class 450
Convenience Market With Gasoline



Commercial

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294621-029
WAYNE COM-294621 (029)

Section/Plat 4901220

Location Address (1)
2 SW 18TH ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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 2028

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

Table with columns: 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 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 Fci, F, 125, 125x146, 0.99, \$230, \$228, \$28,500, 100%, 1.0000, 0.00, 0.00, 100.00, \$57,000.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.42), Actual Frontage (125), Developer Discount, Parcel Acreage (0.42), 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 (0.42), 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 (\$57,000), Total Value (\$57,000).

**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>
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<b>Wall Type</b>	1: 1(180')
<b>Heating</b>	1769 sqft
<b>A/C</b>	1769 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	4	4	
<b>Total</b>	0	4	4	

**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**

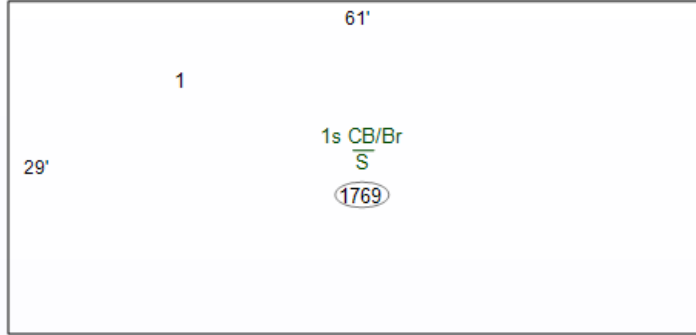
Description	Area	Value
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**Special Features**

Description	Value
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**Other Plumbing**

Description	Value
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**Floor/Use Computations**

<b>Pricing Key</b>	GCM
<b>Use</b>	CONVMRK
<b>Use Area</b>	1769 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	180'
<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>	14'

<b>Base Rate</b>	<b>\$152.26</b>
<b>Frame Adj</b>	(\$13.28)
<b>Wall Height Adj</b>	\$4.18
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	<b>\$143.16</b>
<b>BPA Factor</b>	1.00

<b>Sub Total (rate)</b>	<b>\$143.16</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

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$253,250</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$259,650</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>\$220,703</b>
Exterior Features	\$0	<b>Total (Use)</b>	<b>\$253,250</b>

**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	1/6 Maso	C	1957	2005	20	A	0.85			1,769 sqft	\$220,703	45%	\$121,390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$121,400
2: Paving	1	Concrete	C	2000	2000	25	A	\$3.80	0.85	\$3.23	800 sqft	\$2,584	80%	\$520	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
3: Paving	1	Asphalt	C	2000	2000	25	A	\$2.81	0.85	\$2.39	10,000 sqft	\$23,885	80%	\$4,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,800
4: Service Station, DetCPY	1		C	1988	1988	37	A	\$38.16	0.85	\$32.44	1,050 sqft	\$34,058	80%	\$6,810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,800