

General Information

Parcel Number 89-17-01-240-207.001-030
Local Parcel Number 49-01-240-207.010-29

Tax ID: 029-05664-01

Routing Number

Property Class 442 Medical Clinic or Offices

Year: 2025

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 4901240
Location Address (1) 2000 W NATIONAL RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

ROS PROPERTIES LLC
2000 W NATIONAL RD
RICHMOND, IN 47374

Legal

PT NE SEC 1-13-2 1.071A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 02/27/2013 to 01/01/1900.

Notes

1/30/2019 Misc: 19p20- Equalization Review JH/Nexus
2/10/2014 : 2014: CHANGE USE AND CORRECT PLUMBING, ENTERED 1-15-14 COM: RICHMOND ORTHODONTIC SPECIALISTS
3/23/2012 Misc: 2011 PTABOA DECISION: APPLIED A (-)20% TO LAND & VALUE ADJUST TO REACH TARGET 03-22-12

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, Improvement, Total. Rows show 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. Row 1: 11, A, CTB, 0, 1.071000, 1.00, \$100,000, \$100,000, \$107,100, 0%, 1.0000, 0.00, 0.00, 100.00, \$107,100

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.07), Actual Frontage (0), Developer Discount, Parcel Acreage (1.07), 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 (1.07), 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 (\$107,100), Total Value (\$107,100)

General Information

Occupancy	C/I Building	Pre. Use	Medical Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(33'),2(227')
Heating	3600 sqft
A/C	3600 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	17	17	
Total	0	0	17	17

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

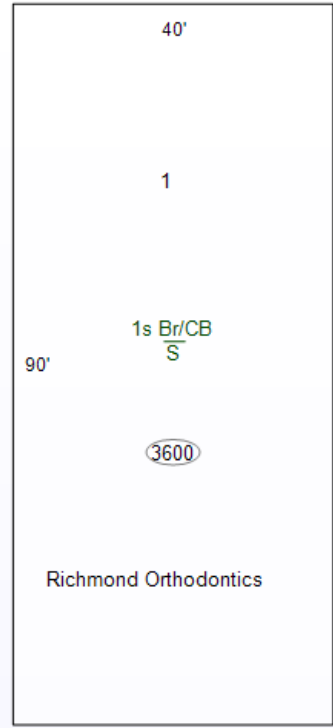
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$496,384	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$523,584
Plumbing	\$27,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$445,047
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCR
Use	MEDOFF
Use Area	3600 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	260'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
Base Rate	\$137.88
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$137.88
BPA Factor	1.00
Sub Total (rate)	\$137.88
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$137.88
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$496,384

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	5/6 Maso	C	1966	1995	30 G		0.85		3,600 sqft	\$445,047	54%	\$204,720	0%	100%	1.000	0.850	0.00	0.00	100.00	\$174,000
2: Paving	1	Asphalt	C	1999	2005	20 A	\$2.81	0.85	\$2.39	12,000 sqft	\$28,662	80%	\$5,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,700