

89-17-01-240-208.000-030

GARRETT COMMERCIAL PROP

2106 W NATIONAL RD

420, Small Detached Retail of Less Tha

WAYNE COM-294613 (029)/

General Information

Parcel Number 89-17-01-240-208.000-030

Local Parcel Number 49-01-240-208.000-29

Tax ID: 029-42609-00

Routing Number

Property Class 420 Small Detached Retail of Less Than

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) 2106 W NATIONAL RD RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model COMM/IND MARKET 80

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

Ownership

GARRETT COMMERCIAL PROPERTI C/O INDIANA LIQUOR REAL ESTATE 1001 CANTERBURY TRL RICHMOND, IN 47374

Legal

PT OF SW COR BEING 80 X 250 FT NE SEC 1-13-2 0.46A (CONTRACT: INDIANA LIQUOR REAL ESTATE LLC 2-8-23 2023000962)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 02/08/2023 to 01/01/1900.

Notes

3/20/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/7/2019 : Reassessment - changed eff age for past remodels-RC
3/25/2009 : 2009: ADD NEW PAVING PER FIELD CHECK 9-10-08
10/27/2008 : 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/9/2004 2006: MEMO FORM 11: TRENDING 2007: MEMO FORM 11: REMEASURE PAVING PER GIS, ENTERED 6-25-07 MEM : LIQUOR MART
10/9/2007 : CONTRACT 5-11-07 2007004650

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. 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 1: 11 A 0 0.460000 1.00 \$100,000 \$100,000 \$46,000 0% 1.0000 0.00 0.00 100.00 \$46,000

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.46), Actual Frontage (0), Developer Discount, Parcel Acreage (0.46), 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 (0.46), 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 (\$46,000), Total Value (\$46,000).

General Information

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

SB	B	1	U
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Wall Type	1: 2(442')
Heating	6338 sqft
A/C	6338 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			5	5
Total	0	0	5	5

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

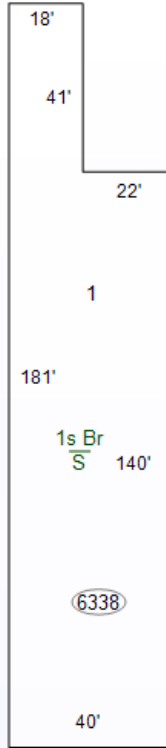
Description	Area	Value

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	6338 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	442'
PAR	7
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'

Base Rate	\$135.42
Frame Adj	(\$14.82)
Wall Height Adj	(\$11.44)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$109.16
BPA Factor	1.00
Sub Total (rate)	\$109.16

Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$691,856	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$699,856
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$594,878
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$109.16
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$691,856

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	Brick	C	1968	1980	45 A		0.85		6,338 sqft	\$594,878	80%	\$118,980	0%	100%	1.000	0.800	0.00	0.00	100.00	\$95,200
2: Paving	1	Asphalt	C	2008	2008	17 A	\$2.81	0.85	\$2.39	12,300 sqft	\$29,379	80%	\$5,880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,900