

General Information

Parcel Number 89-17-01-240-408.000-030
Local Parcel Number 49-01-240-408.000-29

Tax ID: 029-15460-00

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) 1927 W NATIONAL RD RICHMOND, IN 47374

Ownership

HIDDEN VALLEY PROFESSIONAL BU
1927 W NATIONAL RD
RICHMOND, IN 47374

Legal

PT E M D FRACT SEC 1-13-2 1.12A

Transfer of Ownership

Date 01/01/1900 Owner HIDDEN VALLEY PR Doc ID CO Book/Page Adj Sale Price V/I

Notes

3/10/2025 Nexus: 2025 REVIEW: NO CHANGE - BB/NEXUS
3/27/2019 Misc: 19p20- Equalization Review JH/Nexus



Commercial

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

Table with 7 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)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 10/03/2023 bb

Appraiser

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$112,000

General Information

Occupancy Single-Family
Description Hidden Valley Dentistr
Story Height 1
Style N/A
Finished Area 4134 sqft
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

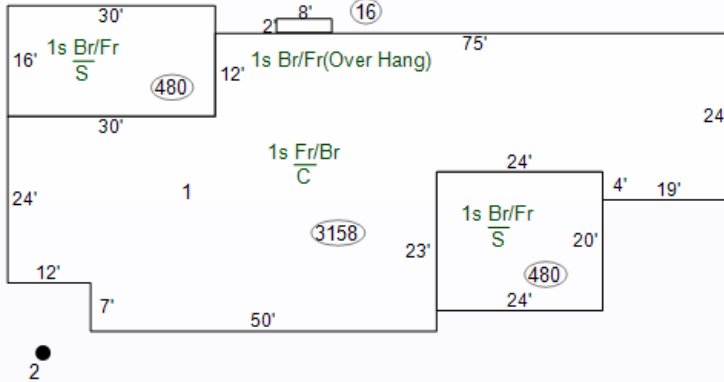
	#	TF
Full Bath	1	3
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	10	10
Total	15	19

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	4134	4134	\$329,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		3158	0	\$15,000	
Slab		960	0	\$0	
				Total Base	\$344,100

Adjustments **1 Row Type Adj. x 1.00** **\$344,100**

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:4134	\$11,700
No Elec (-)		\$0
Plumbing (+ / -)	19 - 5 = 14 x \$800	\$11,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit **\$371,500**

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$371,500
Garages (+) 0 sqft	\$0	\$371,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$315,775

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: Hidden Valley Dentistry	1	4/6 Maso	C	1958	1968	57	A		0.85		4,134 sqft	\$315,775	40%	\$189,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$189,500
2: Paving	1	Asphalt	C	1979	1979	46	A	\$2.81	0.85	\$2.39	15,000 sqft	\$35,828	80%	\$7,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,200