

89-17-13-000-303.001-028

JETMORE PROPERTIES LLC

3172 ABINGTON PIKE

380, Mine or Quarry

WAYNE COM-164599 (015)/ 1/2

General Information

Parcel Number 89-17-13-000-303.001-028

Local Parcel Number 49-13-000-303.010-15

Tax ID: 015-00275-01

Routing Number

Property Class 380 Mine or Quarry

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 164599-015 WAYNE COM-164599 (015)

Section/Plat 4913000

Location Address (1) 3172 ABINGTON PIKE RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model WAYNE COM-164599 (015)

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

JETMORE PROPERTIES LLC 3031 ABINGTON PIKE RICHMOND, IN 47374

Legal

SW SEC 13-13-2 12.618A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 11/18/2024 and 01/01/1900.

Notes

6/18/2020 Misc: 2020 appeal: corrected land to 1 acre primary... 4/3/2020 Misc: 2020 EQ review: reallocated land... 10/27/2008 Misc: 2006: MEMO FORM 11: LAND SPLIT FROM JETMORE, DAVID L, TRUSTEE...

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Rows 11 and 14.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (12.62), Actual Frontage (0), Developer Discount, Parcel Acreage (12.62), 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 (12.62), 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 (\$27,500), Total Value (\$27,500).

Data Source External Only

Collector 08/18/2023 bb

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	Industrial 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
-----------	----------	----------	----------

Wall Type	1: 1(116')
Heating	792 sqft
A/C	792 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	4	4	
Total	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
-------------	------	-------

Special Features

Description	Value
-------------	-------

Other Plumbing

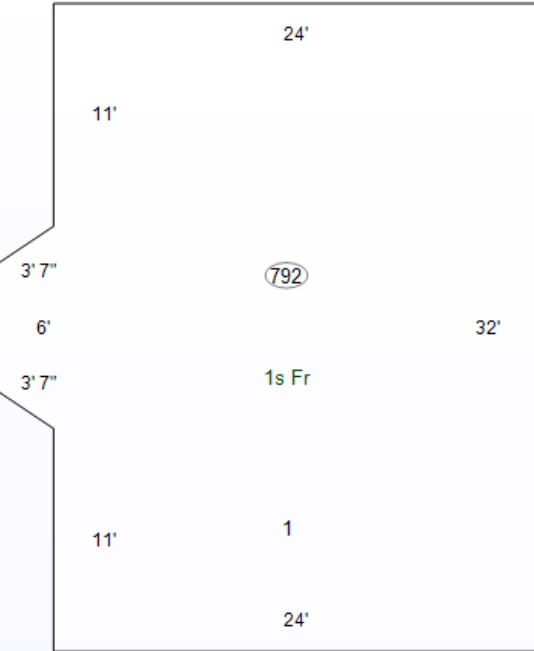
Description	Value
-------------	-------

Building Computations

Sub-Total (all floors)	\$147,558
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$6,400
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Sub-Total (building)	\$153,958
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$91,605

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	Concrete	D-1	1975	1975	50 P		0.85		792 sqft	\$91,605	80%	\$18,320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$18,300



Floor/Use Computations

Pricing Key	GCI
Use	INDOFF
Use Area	792 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	116'
PAR	15
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$215.03
Frame Adj	(\$14.96)
Wall Height Adj	(\$13.76)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$186.31
BPA Factor	1.00
Sub Total (rate)	\$186.31
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	\$186.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$147,558