

General Information

Parcel Number 89-18-01-000-108.001-030
Local Parcel Number 50-01-000-108.010-29
Tax ID: 029-10067-01
Routing Number

Ownership

PROGRESS INVESTMENT GROUP L
ATTN: JEFF HANNA
PO BOX 2554
RICHMOND, IN 47375

Legal

PT LOT 6 EASTERN INDIANA INDUSTRIAL PARK
SEC 2 6.0A

Transfer of Ownership

Date 01/01/1900 Owner PROGRESS INVEST
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

4/12/2021 Misc: 21p22- 2021 Equalization review
JH/Nexus
6/15/2018 Misc: 2019: GENERAL REASSESSMENT
PHASE 1

Property Class 350
Industrial Warehouse



Industrial

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154594-029 WAYNE COM-154594 (029)
Section/Plat 5001000
Location Address (1) 400 INDUSTRIAL PKWY
RICHMOND, IN 47374

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). Rows for 2025, 2024, 2023, 2022, 2021.

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

Table with 14 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 for Land Type 11, 13, 14.

Zoning ZO01 Residential
Subdivision
Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 08/22/2022 bb

Appraiser

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (6.00), Actual Frontage (0), Developer Discount, Parcel Acreage (6.00), 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 (6.00), 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 (\$69,500), Total Value (\$69,500).

General Information

Occupancy	C/I Building	Pre. Use	Light Warehouse
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 3(1314')		
Heating	105084 sqft		
A/C	15084 sqft		
Sprinkler	105084 sqft		

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	0	15	15
Total	0	0	15	15

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

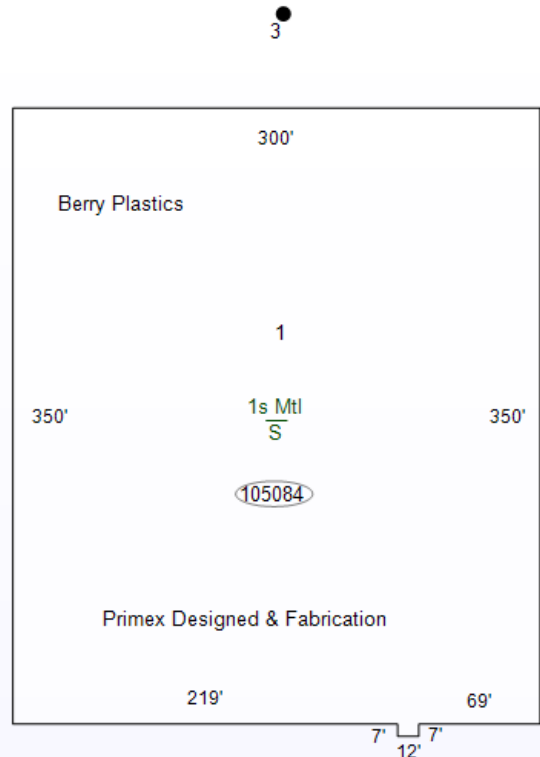
Description	Value
DF, TW/R 0' 18x70	\$6,040
DF, TW/R 70' 50x70	\$20,070
DF, TW/R 70' 26x70	\$12,030
DF, TW/R 0' 12x70	\$4,020

Other Plumbing

Description	Value
1 x Ref Wat Cooler	\$1300

Building Computations

Sub-Total (all floors)	\$4,844,422	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$4,911,882
Plumbing	\$24,000	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$42,160	Repl. Cost New	\$4,175,100
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCI	GCI	GCI
Use	INDOFF	LWRHSE	LUTLSTOR
Use Area	7584 sqft	90000 sqft	7500 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	7.2%	85.6%	7.1%
Eff Perimeter	1314'	1314'	1314'
PAR	1	1	1
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	12'	26'	12'
Base Rate	\$80.66	\$39.67	\$34.32
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$1.84	(\$0.46)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$80.66	\$41.51	\$33.86
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$80.66	\$41.51	\$33.86
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$4.23
Sprinkler	\$2.64	\$1.96	\$1.96
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$83.30	\$43.47	\$40.05
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$631,747	\$3,912,300	\$300,375

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	Metal	C	2000	2010	15 A		0.85		105,084 sqft	\$4,175,100	24%	\$3,173,080	0%	100%	1.000	0.800	0.00	0.00	100.00	\$2,538,500
2: Car Shed	1		D	2000	2000	25 A	\$10.10	0.85	\$6.87	16'x16'	\$1,758	45%	\$970	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
3: Paving	1	Asphalt	C	2001	2008	17 A	\$2.57	0.85	\$2.18	44,100 sqft	\$96,336	80%	\$19,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$19,300
4: Paving 02	1	Asphalt	C	2015	2015	10 A	\$2.57	0.85	\$2.18	24,700 sqft	\$53,957	80%	\$10,790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,800
5: Utility Shed	1	SV	C	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0