

89-18-02-120-103.001-030

NATIONAL CHURCH RESIDENC

4100 S A ST

685, Exempt, Religious Organization

WAYNE COM-294605 (029)/ 1/2

General Information

Parcel Number 89-18-02-120-103.001-030
Local Parcel Number 50-02-120-103.010-29

Ownership

NATIONAL CHURCH RESIDENCES O
RICHMOND IN - ROSEWOOD
2335 N BANK DR
COLUMBUS, OH 43220

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/05/2019 and 01/01/1900.

Notes

6/19/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1
9/22/2017 Misc: 2018: ADD PICNIC SHELTER DONE 9-21-17

Tax ID: 029-99901-08

Legal PT NW SEC 2-13-1 2.221A

Routing Number 5002120-013

Property Class 685 Exempt, Religious Organization



Exempt

Year: 2025

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, 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).

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294605-029 WAYNE COM-294605 (029)
Section/Plat 5002120
Location Address (1) 4100 S A ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.22), Actual Frontage (0), Developer Discount, Parcel Acreage (2.22), 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 (2.22), 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 (\$148,800), CAP 3 Value (\$0), Total Value (\$148,800).

Zoning ZO01 Residential

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, 2.221000, 1.00, \$67,000, \$67,000, \$148,807, 0%, 1.0000, 0.00, 100.00, 0.00, \$148,810.

Subdivision

Lot

Market Model WAYNE COM-294605 (029)

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 08/23/2022 bb

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Apartment
<b>Description</b>	APT	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	3	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	171

	<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 2(590')	U: 2(1180')
<b>Heating</b>	13200 sqft	26400 sqft
<b>A/C</b>		
<b>Sprinkler</b>	13200 sqft	26400 sqft

**Plumbing RES/CI**

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>			6	6
<b>Total</b>	0	0	6	6

**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**

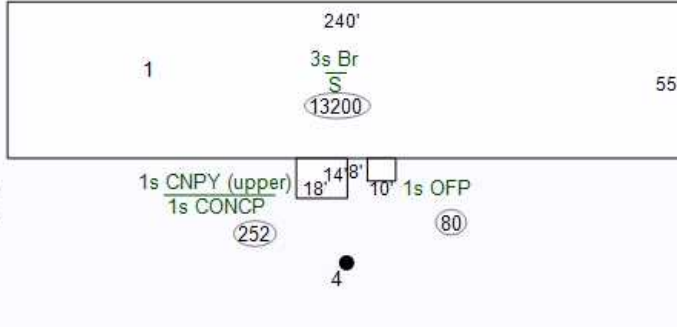
<b>Description</b>	<b>Area</b>	<b>Value</b>
Patio, Concrete	252	\$1,900
Canopy, Shed Type	252	\$1,900
Porch, Open Frame	80	\$5,300

**Special Features**

<b>Description</b>	<b>Value</b>
PE, H	\$97,900

**Other Plumbing**

<b>Description</b>	<b>Value</b>



**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM	GCM
<b>Use</b>	APART	APART	APART
<b>Use Area</b>	13200 sqft	13200 sqft	13200 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft
<b>Use %</b>	100.0%	100.0%	100.0%
<b>Eff Perimeter</b>	590'	590'	590'
<b>PAR</b>	4	4	4
<b># of Units / AC</b>	57 / N	57 / N	57 / N
<b>Avg Unit sz dpth</b>	232	232	232
<b>Floor</b>	1	2	3
<b>Wall Height</b>	10'	9'	9'
<b>Base Rate</b>	<b>\$88.45</b>	<b>\$80.22</b>	<b>\$80.22</b>
<b>Frame Adj</b>	(\$10.33)	(\$11.70)	(\$11.70)
<b>Wall Height Adj</b>	\$0.00	(\$2.34)	(\$2.34)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$78.12</b>	<b>\$66.18</b>	<b>\$66.18</b>
<b>BPA Factor</b>	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$78.12</b>	<b>\$66.18</b>	<b>\$66.18</b>
<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00	\$0.00
<b>Sprinkler</b>	\$4.22	\$4.22	\$4.22
<b>Lighting</b>	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$25.00	\$25.00	\$25.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$107.34</b>	<b>\$95.40</b>	<b>\$95.40</b>
<b>Sub-Total</b>			
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$1,416,936</b>	<b>\$1,259,328</b>	<b>\$1,259,328</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$3,935,591</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$4,052,191</b>
Plumbing	\$9,600	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.85
Special Features	\$97,900	<b>Repl. Cost New</b>	<b>\$3,444,362</b>
Exterior Features	\$9,100		

**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: APT	3	Brick	C	1992	1992	33	A		0.85		39,600 sqft	\$3,444,362	47%	\$1,825,510	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,825,500
2: Barn, Pole (T3)	1	T30W	C	2017	2017	8	A	\$17.01	0.85		14' x 18' x 7'	\$3,261	20%	\$2,610	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600
3: Gazebo - Ave Quality	1		C	1993	1993	32	A	\$44.91	0.85	\$38.17	132 sqft	\$5,039	50%	\$2,520	0%	100%	1.000	1.000	0.00	100.00	0.00	\$2,500
4: Paving	1	Asphalt	C	1992	1992	33	A	\$2.81	0.85	\$2.39	19,560 sqft	\$46,719	80%	\$9,340	0%	100%	1.000	1.000	0.00	100.00	0.00	\$9,300
5: Utility Shed	1	SV	C	1992	1992	33	A		0.85		10'x12'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
6: Utility Shed	1	SV	C	1992	1992	33	A		0.85		8'x10'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0