

General Information

Parcel Number 89-18-02-120-203.000-030

Local Parcel Number 50-02-120-203.000-29

Tax ID: 029-99901-03

Routing Number 5002120-008

Property Class 685 Exempt, Religious Organization

Year: 2025

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) 101 CEDAR CLIFF RD RICHMOND, IN 47374

Zoning ZO01 Residential

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

Ownership

NATIONAL CHURCH RESIDENCES O WAYNE CO - DOGWOOD 2335 N BANK DR COLUMBUS, OH 43220

Legal

PT NW SEC 2-13-1 2.313A



Transfer of Ownership

Date 01/01/1900 Owner NATIONAL CHURCH Doc ID Code Book/Page Adj Sale Price V/I

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for 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.

Notes

6/19/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1
10/27/2008 Misc: 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/6/2004 2006: MEMO FORM 11: QUALITY CONTROL CHECK, CORRECT UNIT FINISH ADJUSTMENT, ENTERED 4-20-06, TRENDING 100% EXEMPT PER PTABOA MEM : FORM 11 98:ADD APART. BLDG 5-6-98 DOGWOOD TERRACE APARTMENT COMPLEX

Land Computations

Table with columns for Land Computations (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 \$155,000).

**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>	2	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	66

	SB	B	1	U
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<b>Wall Type</b>	1: 2(632')	U: 2(632')
<b>Heating</b>	13230 sqft	13230 sqft
<b>A/C</b>		
<b>Sprinkler</b>	13230 sqft	13230 sqft

**Plumbing RES/CI**

	#	TF	#	TF
<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>			8	8
<b>Total</b>	0	0	8	8

**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**

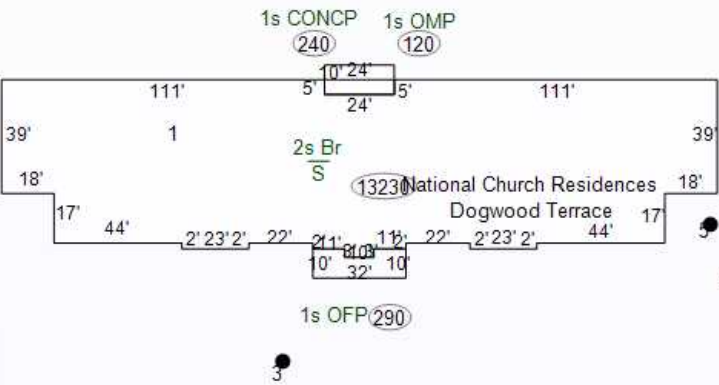
Description	Area	Value
Patio, Concrete	240	\$1,900
Porch, Open Frame	290	\$14,000
Porch, Open Masonry	120	\$8,000

**Special Features**

Description	Value
PE, H	\$83,300

**Other Plumbing**

Description	Value
1 x Ref Wat Cooler	\$1300



**Floor/Use Computations**

<b>Pricing Key</b>	GCR	GCR
<b>Use</b>	APART	APART
<b>Use Area</b>	13230 sqft	13230 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	100.0%	100.0%
<b>Eff Perimeter</b>	632'	632'
<b>PAR</b>	5	5
<b># of Units / AC</b>	33 / Y	33 / Y
<b>Avg Unit sz dpth</b>	401	401
<b>Floor</b>	1	2
<b>Wall Height</b>	11'	9'

<b>Base Rate</b>	\$84.02	\$59.41
<b>Frame Adj</b>	\$0.00	\$0.00
<b>Wall Height Adj</b>	\$0.00	\$0.00
<b>Dock Floor</b>	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00
<b>Adj Base Rate</b>	\$84.02	\$59.41
<b>BPA Factor</b>	1.00	1.00
<b>Sub Total (rate)</b>	\$84.02	\$59.41
<b>Interior Finish</b>	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00
<b>Sprinkler</b>	\$4.22	\$4.22
<b>Lighting</b>	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$20.74	\$20.74
<b>GCK Adj.</b>	\$0.00	\$0.00
<b>S.F. Price</b>	\$108.98	\$84.37
<b>Sub-Total</b>		
<b>Unit Cost</b>	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00
<b>Total (Use)</b>	\$1,441,805	\$1,116,215

**Building Computations**

<b>Sub-Total (all floors)</b>	\$2,558,021	<b>Garages</b>	\$0
<b>Racquetball/Squash</b>	\$0	<b>Fireplaces</b>	\$0
<b>Theater Balcony</b>	\$0	<b>Sub-Total (building)</b>	\$2,679,321
<b>Plumbing</b>	\$12,800	<b>Quality (Grade)</b>	\$1
<b>Other Plumbing</b>	\$1,300	<b>Location Multiplier</b>	0.85
<b>Special Features</b>	\$83,300	<b>Repl. Cost New</b>	\$2,505,165
<b>Exterior Features</b>	\$23,900		

**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	2	Brick	C+2	1997	1997	28 A		0.85		26,460 sqft	\$2,505,165	41%	\$1,478,050	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,478,100
2: Fencing	1	7 Gauge	C	1997	1997	28 A	\$18.63	0.85	\$19.23	82' x 6'	\$1,577	80%	\$320	0%	100%	1.000	1.000	0.00	100.00	0.00	\$300
3: Paving	1	Asphalt	C	1997	1997	28 A	\$2.81	0.85	\$2.39	12,830 sqft	\$30,644	80%	\$6,130	0%	100%	1.000	1.000	0.00	100.00	0.00	\$6,100
4: Paving	1	Concrete	C	1997	1997	28 A	\$3.80	0.85	\$3.23	2,850 sqft	\$9,206	80%	\$1,840	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,800
5: Utility Shed	1	SV	C	1997	1997	28 A		0.85		11'x13'		60%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0