98-19-04-171/00-030 SCOMPTON VALUE PROCEED PROCEMULE PROCEED PROVIDE UP 02000 00 00 00 00 00 00 00 00 00 00 00	89-18-04-140-717.000-030	ROCKWELL P	ROPERTIES LLC	437 S 14T⊦	IST		52	0, 2 Fan	nily Dv	vell - Pla	atted I	Lot	WAYNE-296356 (029)/290	63 ^{1/4}
88-18-04-071 200-030 50.04-16-071 200-039 50.04-16-071 200-04-020 50.04-16-071 200-04-04-04 50.04-16-071 200-04-04 50.04-16-071 200-04-04 50.04-16-04-04-04 50.04-16-04-04-04-04 50.04-16-04-04-04-04 50.04-16-04-04-04-04-04 50.04-16-04-04-04-04-04-04 50.04-16-04-04-04-04-04-04-04-04-04-04-04-04-04-	General Information	Ow	/nership			Tra	nsfer of	f Owners	ship				Notes	
Local Paral Number Sol-140-77 100-290 CENTERVILLE, IN 47330 D0022/2222 NO.VNED, IP VID. R 2023000 / 22,000 / 22,000 / 20,000 / 22,000 / 20,000 /	Parcel Number		OPERTIES LLC	Date	Owner		D	oc ID Co	ode Bo	ok/Page	Adj S	ale Price V/I	8/15/2024 Misc: 2025 GENERAL REV.	AUATION
Scholl-Of/T/00-29	89-18-04-140-717.000-030 Local Parcel Number		N 47330				2022			1				ALUATION -
Tar. ID: 00:00766-000 Stadual-0074 Local 01:01/1000 BRUIKFIELD, DENK 20050356-001 525,000 I Stadual-0074 Stadual-0074 Rest Rest Rest Rest Property Class 500 REST Rest Rest Rest Rest Rest Property Class 500 Rest	50-04-140-717.000-29						2009							
Routing Number Society Of Socie	Tax ID: 029-03786-00		•							1				
Property Class 52 RETAIL Class 52 Sector 10000 Sector 100000 Sector 100000 <td>Routing Number</td> <td>C T P 2ND ADDN TO P</td> <td>RICHMOND LOT 17 BLK 9</td> <td></td>	Routing Number	C T P 2ND ADDN TO P	RICHMOND LOT 17 BLK 9											
Valuation Records (Work III Progress values are not certified values and ner subject to change) 2023 2024 2023 2024 2025 2024 2025 2024 204 204 Colspan="2">Colspan="2" Colspan="2"	Property Class 520 RENTAL							Re	5					
Location Information 2023 Reson For Change A Adv 2024 County WMTNE Reson For Change A Adv 64/17/2024 65/17/202 65/3.500 53/3.600 53/3.600 53/3.600 53/3.600 53/3.600 53/3		Va	luation Records (Worl	k In Progress	values are	not certifie	d value	s and ar	e subje	ct to cha	inge)			
County WaYNE Indiana Cest Multi Township 00/202020 (0/170204 00/20200 (0/170204 00/202000 (0/170204 00/20200 (0/170204 <	Year: 2025	2025	Assessment Year	2	025	2024		2023		2022	2	2021		
WAYNE Indiana Cost Mot		WIP	Reason For Change		AA	AA		AA		AA	4	AA		
Inclusion Cost mode		02/19/2025	As Of Date	04/22/2	025 0	04/17/2024	04	4/20/2023		04/22/2022	2	04/16/2021		
WAYNE TOWNSHIP Notice Required	WATNE	Indiana Cost Mod	Valuation Method	Indiana Cost N	/lod Indiana	Cost Mod	Indiana		Indiana	a Cost Mo	d Indi	ana Cost Mod		
District 030 (Local 029) RICHMOND CITY - WAYNE TWP S4,500 S4,500 Land Res (1) S4,500 S4,500 S3,300 S3,300 S3,300 S3,300 S3,300	Township	1.0000	Equalization Factor	1.0	000	1.0000		1.0000		1.000	0	1.0000		
RICHMOND CITY - WAYNE TWP \$4,500 Land Res (1) \$4,500 \$33,300	WAYNE TOWNSHIP		Notice Required											
School Corp 8385 So	District 030 (Local 029)	\$4,500	Land	\$4,5	500	\$3,800		\$3,300		\$3,30	0	\$3,300		
School oof p 2433 Sto	RICHMOND CITY -WAYNE TWP													
NRLHMOND COMMOND COMMONT IT \$38,500 \$32,900 \$32,900 \$32,900 \$32,900 \$32,900 \$31,500 \$31,500 Noighborhood 296356-029 \$14,800 \$14,810 \$14,800 \$14,800	School Corp 8385													
Neighborhood 296356-029 \$14,800 Imp Res (1) \$14,800	RICHMOND COMMUNITY													
WAYNE-298356 (029) \$23,700 S23,700 \$23,700 \$23,700 \$30,00 \$18,100 \$10,00 <td>Neighborhood 296356-029</td> <td></td>	Neighborhood 296356-029													
Section/Plat Soudia/0 S43,000 \$10,410 Total \$19,300 \$23,700 Total \$19,300 \$20,500 S18,600 \$18,100 S36,200 \$36,200 \$34,800 \$18,100 Calculated Acreage 0.100 Location Address (1) 307 \$141H ST Strekt Model NVA \$19,300 \$19,300 \$18,100 \$10,000 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$10,000 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.0	WAYNE-296356 (029)			\$23,7										
St04140 \$19,300 Total Non Res (1) \$19,300 \$18,600 \$18,100 \$10,100 \$10,000 \$10,	Section/Plat		· · · · · · · · · · · · · · · · · · ·	¢ 40.4							_			
Location Address (1) 437 S 14TH ST RCHMOND, IN 47374 	5004140							· •					Land Computation	s
303 50 Total Non Res (3) 50 50 50 50 50 50 Actual Frontage 442 RICHMOND, IN 47374 Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150	Location Address (1)													0.16
RICHMOND, IN 47374 Land Data (Standard Depth: Res 150°, Cl 150° Base Lot: Res 100' X 150°, Cl 100' X 150°, Cl 100' X 150°) Developer Discount Parcel Acreage 0.11 Zoning Market Na Adl. Kat. Na Na Adl. Kat. Na Na Na Na Parcel Acreage 0.11 Zoning Subdivision F F 42 42x165 1.05 Stol <	437 S 14TH ST	\$0	Total Non Res (3)		\$0			·		· ·		\$0	Ŭ	42
Zoning ZO01 Residential Land Type Pricing with bit Size Factor Rate Adj. Rate Ext. Value Market % Cap 1 Cap 2 Cap 3 Value Parcel Acreage 0.10 Z001 Residential F F 42 42x165 1.05 \$101 \$106 \$4.452 0% 1.000 0.00 0.00 \$4.65 82 Public Roads NU 0.00 0.00 \$4.950 \$301 \$0.00 0.00 0.00 \$0.00 \$4.450 \$0.00 0.00 0.00 \$0.00 \$4.950 \$0.00	RICHMOND, IN 47374			I Depth: Res 1	50', CI 150'	Base Lo	t: Res 1	00' X 15	0', CI 10	00' X 150'	')		Developer Discount	
Zoning Type d Diff Diff Diff Diff Rate Value Factor Capit Capit Bit Legal Drain NV 0.00 ZO01 F F 42 42x165 1.05 \$101 \$106 \$4.452 0% 1.0000 0.00 \$4.450 82 Public Roads NV 0.00 83 UT owers NV 0.00 9 Homesite 0.00 10.00 10.00 10.00 10.00 10.00 9 Homesite 0.00 9 Homesite 0.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00		Land Pricing Soil	Act Sine E	aatar Data	Adj.	Ext.	Infl.	Market	Cond	Con 2	C 2	Value	Parcel Acreage	0.16
F 42 42x165 1.05 \$100 \$106 \$4,452 0% 1.0000 100.00 0.00 \$4,450 \$82 Public Roads NV 0.00 83 UT Towers NV 0.00 9 Homesite 0.00 19 Public Utilite 0.00 9 Homesite 0.00 19 Public Utilite 0.00 19 Public Utilite 0.00 19 Public Utilite Public Utilites FRA 0.00 N/A 0.00 N/A 0.00 N/A 0.00 N/A Public Utilities FRA 0.00 N/A N/A 0.00 N/A N/A 0.00 N/A N/A 0.00 N/A N/A<		Type Metho ID		actor Rate		Value	%		Capi	Cap 2	Cap 3	value	-	0.00
Lot 9 Homesite 0.00 Market Model 91/92 Acres 0.00 N/A Total Acres Farmland 0.10 Characteristics Farmland Value \$0 Topography Flood Hazard Measured Acreage 0.00 Level Quiue of Farmland Value \$0 Level Classified Total \$0 Public Utilities ERA Ram / Classified Total \$0 All Grand Classified Total \$0 \$0 Streets or Roads TIF 91/92 Value \$0 Paved Grand Value \$0 \$0 Streets or Roads TIF \$0 \$0 Paved CAP 1 Value \$0 \$0 Static CAP 2 Value \$0 \$0 Printed Tuesday, April 29, 2025 CAP 3 Value \$0		FF	42 42x165	1.05 \$101	\$106	\$4,452	0%	1.0000	100.00	0.00	0.00	\$4,450	82 Public Roads NV	0.00
Lot 9/192 Acres 0.00 Market Model Total Acres Familand 0.10 Market Model Familand Value \$00 N/A Familand Value \$00 Characteristics Measured Acreage 0.00 Topography Flood Hazard Value of Familand Value/Acre 0.00 Level Classified Total \$00 \$00 Public Utilities ERA Fam / Classified Value \$00 All Image: Street on Roads TIF 91/92 Value \$00 Paved 91/92 Value \$00 \$00 \$00 Streets on Roads TIF \$00 \$00 \$00 \$00 Paved Image: Street on CAP 3 Value \$00 \$	Subdivision												83 UT Towers NV	0.00
Lot 91/92 Acres 0.00 Market Model Total Acres Familand 0.10 Market Model Familand Value \$ N/A Familand Value \$ Characteristics Measured Acreage 0.00 Topography Flood Hazard Value of Familand Value/Acre 0.00 Level Classified Total \$ \$ 0.00 Public Utilities ERA All Classified Total \$ \$ All													9 Homesite	0.00
Market Model Familand Value \$ N/A Measured Acreage 0.00 Characteristics Avg Familand Value/Acre 0.00 Topography Flood Hazard Value of Familand Value/Acre 0.00 Level Classified Total \$ 5 Public Utilities ERA Classified Total \$ All	Lot												91/92 Acres	0.00
N/A Measured Acreage 0.00 Characteristics Measured Acreage 0.00 Topography Flood Hazard Value of Farmland \$00 Level Classified Total \$00 Public Utilities ERA Classified Value \$00 All Classified Value \$00 Streets or Roads Tif 91/92 Value \$00 Paved Supp. Page Land Value \$00 Neighborhood Life Cycle Stage Supp. Page Land Value \$4,500 Static CAP 1 Value \$4,500 Printed Tuesday, April 29, 2025 CAP 3 Value \$00													Total Acres Farmland	0.16
Characteristics Avg Farmland Value/Acreg 0.00000000000000000000000000000000000	Market Model												Farmland Value	\$0
Topography Flood Hazard Value of Farmland \$C Level Classified Total \$C Public Utilities ERA Farm / Classified Value \$C All Homesite(s) Value \$C \$C Streets or Roads TIF 91/92 Value \$C Paved Supp. Page Land Value \$C \$C Value of Farmland \$4,500 \$C \$C Static CAP 1 Value \$4,500 \$C Printed Tuesday, April 29, 2025 CAP 3 Value \$C	N/A												Measured Acreage	0.00
Level Classified Total %C Public Utilities ERA All Dissified Value %C Homesite(s) Value %C Streets or Roads TIF Paved Dissified Value %C Paved Dissified Value %C Paved Dissified Value %C Supp. Page Land Value %4,500 CAP 1 Value %4,500 CAP 2 Value %C CAP 3 Val	Characteristics												Avg Farmland Value/Acre	0.0
Level Classified Total Stead Public Utilities ERA Farm / Classifed Value Stead All Image: Classified Value Stead													Value of Farmland	\$0
Public Utilities ERA All Image: Classified Value Street or Roads Streets or Roads TIF Paved 91/92 Value Street or Roads Paved CAP 1 Value Street or Roads Neighborhood Life Cycle Stage CAP 1 Value \$4,500 Static CAP 2 Value Street or Roads Printed Tuesday, April 29, 2025 CAP 3 Value Street or Roads	Level													\$0
All Homesite(s) Value \$0 Streets or Roads TIF 91/92 Value \$0 Paved Supp. Page Land Value \$0 Neighborhood Life Cycle Stage CAP 1 Value \$4,500 Static CAP 2 Value \$0 Printed Tuesday, April 29, 2025 CAP 3 Value \$0														\$0
Streets or Roads TIF Paved I Paved Supp. Page Land Value Neighborhood Life Cycle Stage CAP 1 Value \$4,500 Static CAP 2 Value \$0 Printed Tuesday, April 29, 2025 CAP 3 Value \$0	All													\$0
Paved Supp. Page Land Value Neighborhood Life Cycle Stage CAP 1 Value \$4,500 Static CAP 2 Value \$0 Printed Tuesday, April 29,2025 CAP 3 Value \$0	Streets or Roads TIF													\$0
Neighborhood Life Cycle StageCAP 1 Value\$4,500StaticCAP 2 Value\$0PrintedTuesday, April 29, 2025CAP 3 Value\$0	Paved												Supp. Page Land Value	
Static CAP 2 Value \$0 Printed Tuesday, April 29, 2025 CAP 3 Value \$0	Neighborhood Life Cycle Stage													\$4,500
	Static													\$0
Review Group 2029 Data Source External Only Collector 07/30/2024 js Appraiser 08/15/2024 Nexus Total Value \$4,500	Printed Tuesday, April 29, 2025	D-1-0	stamal Oak 🙃 "							1000 1	Name			\$0
	Review Group 2029	Data Source Ex	xternal Only Colle	ector 07/30/20	J24 JS		A	ppraise	r U8/15/	2024	ivexus		Total Value	\$4,500

89-18-04-140-717.000-030	ROCKW	ELL PR	ROPEF	RTIES LI	LC 4	37 S 14	4TH ST		520	, 2 Famil	ly Dwell -	Platte	d Lot		V	VAYN	E-2963	56 (029)	/ 2963 ^{2/4}
General Information		Plumb	ing													Cos	t Ladde	r	
Occupancy Rov	v Туре		#	TF				14'				FI	loor C	onstr	Bas	e Fin	ish	Value	Totals
Description Residential D	welling Full Bat	h	1	3				CNPY (upper)	2			1	7		73	6	736	\$91,700	
Story Height	2 Half Ba	th	0	0				CONCP <				2	7		73	6	736	\$51,900	
Style	N/A Kitchen	Sinks	1	1				16'				3							
	72 sqft Water H	leaters	1	1								4							
Make	Add Fix	tures	0	0				1				1/	4						
Floor Finish	Total		3	5								1/	2						
Earth Tile								437 S 14TH S	ят			3/	4						
Slab Carpet		commo	dations	5								At	ttic						
Sub & Joist Unfinish	Bearoo			3								B	smt		36	8	0	\$21,100	
Wood Other	Living F	Rooms		1				2s Br				C	rawl		36	8	0	\$4,900	
Parquet	Dining	Rooms		1				46'				S	lab						
	Family	Rooms		0													То	tal Base	\$169,600
Wall Finish	Total R	ooms		6				736				A	djustn	nents	2	Row	Туре Ас	dj. x 0.92	\$156,032
✓ Plaster/Drywall ✓ Unfinish	ed											U	nfin Int	: (-)					\$0
Paneling Other		Heat Ty										E	x Liv U	nits (+	+)				\$0
Fiberboard	Central	Warm Ai	r									R	ec Roo	om (+)					\$0
	Roofing											Lo	oft (+)						\$0
Built-Up Metal 🗸 A	sphalt Slate		Tile									Fi	replac	e (+)					\$0
	ther											N	o Heat	ing (-)					\$0
								050				A	/C (+)						\$0
	ior Features	A		Malaa					98			N	o Elec	(-)					\$0
Description		Area		Value				14'					lumbin				5 – 5	= 0 x \$0	\$0
Patio, Concrete		112		\$800								S	pec Pl	umb (+	+)				\$0
Canopy, Shed Type		112	đ	\$900				Specialty Plum	bing			E	levator	(+)					\$0
Porch, Open Frame		98	4	6,300	Descri	iption			С	ount	Value					Sub	-Total, (One Unit	\$156,032
																Sı	ıb-Total	, 1 Units	
												E	xterior	Featu	res (+)			\$8,000	\$164,032
												G	arages	s (+) 0	sqft			\$0	\$164,032
														Qua	ality and	I Desig	n Facto	r (Grade)	0.95
																L	ocation	Multiplier	0.85
																Re	placem	ent Cost	\$132,456
							Summar	y of Improveme	ents										
Description Sto Heig		le Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC I	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	••	-1 1910		•		0.85		1,840 sqft		65%		40%	100% (1 000	100.00	0.00	0.00	\$14,800

89-18-04-140-717.000-030	ROCKWELL PROP	PERTIES	LLC 4	37 S 14T	TH ST		520	0, 2 Fami	y Dwell -	Platte	d Lot		WAY	IE-2963	856 (029)	/ 2963 ^{3/4}
General Information	Plumbing												Cos	st Ladde	r	
Occupancy Row Type		# TF				15'				FI	oor Cons	str Ba	se Fi	nish	Value	Total
Description Residential Dwelling	Full Bath	1 3				CNPY (upper				1	7	7	36	736	\$91,700	
Story Height 2	Half Bath	0 0				CONCPO	20			2	7	7	36	736	\$51,900	
Style N/A	Kitchen Sinks	1 1				16'				3						
Finished Area 1472 sqft	Water Heaters	1 1								4						
Vake	Add Fixtures	0 0				1				1/4	4					
Floor Finish	Total	3 5								1/2	2					
Earth						439 S 14TH	ST			3/4	4					
Slab Carpet	Accommodati	ions								At	tic					
Sub & Joist Unfinished	Bedrooms	3								Bs	smt	3	68	0	\$21,100	
Wood Other	Living Rooms	1				2s Br	_			Cr	awl	3	68	0	\$4,900	
Parquet	Dining Rooms	1				46' 50B 500				SI	ab					
	Family Rooms	0												Тс	otal Base	\$169,60
Wall Finish	Total Rooms	6				736				Ac	djustmen	ts	2 Row	Type A	dj. x 0.92	\$156,03
✓ Plaster/Drywall ✓ Unfinished		_								Ur	nfin Int (-)					\$
Paneling Other	Heat Type	•								Ex	Liv Units	(+)				\$
Fiberboard	Central Warm Air									Re	ec Room	(+)				\$
Roofing	1									Lo	oft (+)					\$
Built-Up Metal Asphalt	Slate Tile	2								Fi	replace (+)				\$
Wood Shingle										No	Heating	(-)				\$
										A/	C (+)					\$
Exterior Fea						7' OFP 98				No	Elec (-)					\$
Description	Area	Value				14'				Pl	umbing (+	· / -)		5 – 5	5 = 0 x \$0	\$
Patio, Concrete	120	\$1,000								Sp	ec Plumb	o (+)				\$
Canopy, Shed Type	120	\$1,100				Specialty Plu	mbing			El	evator (+)					\$
Porch, Open Frame	98	\$6,300	Descr	ription			(Count	Value				Su	o-Total,	One Unit	\$156,03
													S	ub-Tota	I, 1 Units	
										Ex	terior Fea	atures (+)		\$8,400	\$164,43
										Ga	arages (+	0 sqft			\$0	\$164,43
											C	uality ar	id Desi	gn Facto	r (Grade)	0.9
													I	ocation	Multiplier	0.8
													R	eplacem	ent Cost	\$132,77
				5	Summ <u>ar</u>	y of Improver	nents									
Description Story Con		Eff Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbh	d Mrkt	Cap 1	Cap 2	Cap 3	Improv Valu
Height Ty	be ^{Graue} Built Ye	ar Age nd														