General Information

Parcel Number
89-18-04-210-701.000-030

Local Parcel Number
50-04-210-701.001-29

Tax ID:
029-05612-00

Routing Number
5004210-105

Property Class 686
Exempt, Church, Chapel, Mosque,

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154172-029
WAYNE COM-154172 (029)

Section/Plat
5004210

Location Address (1)
121 S 18TH ST
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
WAYNE COM-154172 (029)

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

CHURCH - ST PAUL'S EVANGELICAL
121 S 18TH ST
RICHMOND, IN 47374

Legal

LOT 1 LINDEN HILL ADDN NE COR LOT 15 60 X 184.4 FT VAC SO 19TH ST ADJ LOTS 1 & 15 LINDEN HILL ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/02/2015	CHURCH - ST PAUL'S	2015008256	GR	/	$0	I
01/01/1900	CHURCH - ST PAUL'S	2015008256	GR	/	$0	I

Notes

6/25/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1

10/27/2008 Misc: MEM : ST PAULS EVANGELICAL LUTH CH

Exempt

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☑	☑	☑
$65,100	**Land**	**$65,100**	**$65,100**	**$65,100**	**$65,100**	**$65,100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$65,100	Land Non Res (3)	$65,100	$65,100	$65,100	$65,100	$65,100
$641,700	**Improvement**	**$641,700**	**$649,200**	**$591,800**	**$591,800**	**$591,800**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$641,700	Imp Non Res (3)	$641,700	$649,200	$591,800	$591,800	$591,800
$706,800	**Total**	**$706,800**	**$714,300**	**$656,900**	**$656,900**	**$656,900**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$706,800	Total Non Res (3)	$706,800	$714,300	$656,900	$656,900	$656,900

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	A		0	4.820000	1.00	$15,000	$15,000	$72,300	-10%	0%	1.0000	$65,070

Land Computations

Calculated Acreage	4.82
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.82
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	4.82
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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	$65,100
Total Value	**$65,100**

Data Source External Only **Collector** 06/21/2018 df **Appraiser** 06/25/2018 df

General Information

Occupancy	C/I Building	**Pre. Use**	General Office
Description	Mixed Use Com	**Pre. Framing**	Wood Joist
Story Height	2	**Pre. Finish**	Finished Divided
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type		B: 1(448')	1: 2(730')	U: 1(324')
Heating		7716 sqft	16378 sqft	4670 sqft
A/C		7716 sqft	16378 sqft	4670 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	17	17
Total	0	0	17	17

Roofing

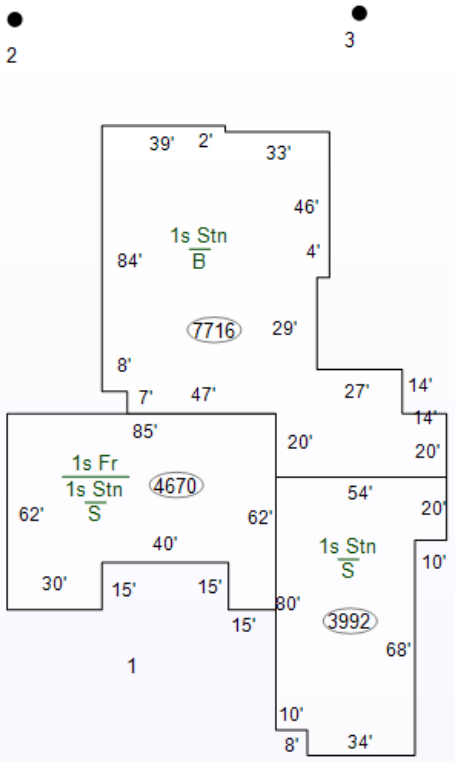
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value
Can, CT 480sqft	$14,870

Other Plumbing

Description	Value
1 x Ref Wat Cooler	$1300

Building Computations

Sub-Total (all floors)	**$2,162,450**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$2,205,820**
Plumbing	$27,200	Quality (Grade)	$2
Other Plumbing	$1,300	Location Multiplier	0.87
Special Features	$14,870	**Repl. Cost New**	**$3,070,502**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENOFF	THEATRE	GENOFF
Use Area	7716 sqft	10973 sqft	5405 sqft	4670 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	67.0%	33.0%	100.0%
Eff Perimeter	448'	730'	730'	324'
PAR	6	4	4	7
# of Units / AC	0	0	0	0
Avg Unit sz|dpth	-1	-1	-1	-1
Floor	B	1	1	2
Wall Height	9'	12'	12'	9'
Base Rate	**$74.67**	**$89.14**	**$101.33**	**$89.76**
Frame Adj	($9.53)	($7.40)	($14.54)	($8.11)
Wall Height Adj	($1.51)	$0.00	($9.68)	($5.04)
Dock Floor	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$63.63**	**$81.74**	**$77.11**	**$76.61**
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	**$63.63**	**$81.74**	**$77.11**	**$76.61**
Interior Finish	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00
Heating	$0.00	$0.00	$0.00	$0.00
A/C	$0.00	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00	$0.00
Lighting	$0.00	$0.00	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00	$0.00	$0.00
GCK Adj.	$0.00	$0.00	$0.00	$0.00
S.F. Price	**$63.63**	**$81.74**	**$77.11**	**$76.61**
Sub-Total				
Unit Cost	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$490,969**	**$896,933**	**$416,780**	**$357,769**

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Mixed Use Commercial	0%	2	5/6 Masonry	A	1951	1961	62	A		0.87		28,764 sqft	$3,070,502	80%	$614,100	0%	100%	1.000	1.0000	$614,100
2: Detached Garage/Boat	0%	1	Concrete Block	C	1951	1951	72	A	$42.15	0.87	$36.67	12'x24'	$10,561	45%	$5,810	0%	100%	1.000	1.0000	$5,800
3: Paving	0%	1	Asphalt	C	1951	1951	72	A	$2.24	0.87	$1.95	56,000 sqft	$109,133	80%	$21,830	0%	100%	1.000	1.0000	$21,800