

89-18-04-210-701.000-030

CHURCH - ST PAUL'S EVANGEL

121 S 18TH ST

686, Exempt, Church, Chapel, Mosque,

WAYNE COM-154172 (029)/

1/2

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: 2025

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 Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

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

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 2015 to 2019.

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)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 shows data for land type 11.

Land Computations

Table with columns: Computation Name, Value. Rows include 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.

Data Source External Only

Collector 06/21/2018 df

Appraiser 06/25/2018 df

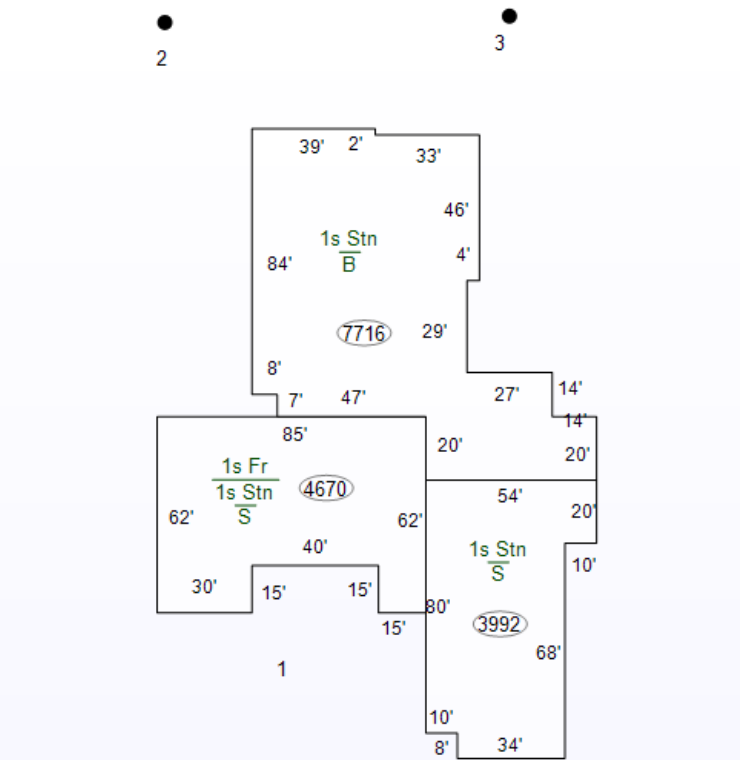
General Information			
<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	2	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

	SB	B	1	U
<b>Wall Type</b>	B: 1(448')	1: 2(730')	U: 1(324')	
<b>Heating</b>	7716 sqft	16378 sqft	4670 sqft	
<b>A/C</b>	7716 sqft	16378 sqft	4670 sqft	
<b>Sprinkler</b>				

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Full Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Half Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchen Sinks</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water Heaters</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Add Fixtures</b>	0	17	17		<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	0	0	17	17	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 480sqft	\$14,870	1 x Ref Wat Cooler	\$1300



Building Computations			
<b>Sub-Total (all floors)</b>	<b>\$2,875,537</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$2,918,907</b>
Plumbing	\$27,200	Quality (Grade)	\$2
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$14,870	<b>Repl. Cost New</b>	<b>\$3,969,713</b>
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'
<b>Base Rate</b>	<b>\$97.69</b>	<b>\$117.29</b>	<b>\$134.16</b>	<b>\$116.63</b>
Frame Adj	(\$11.21)	(\$8.72)	(\$16.80)	(\$9.54)
Wall Height Adj	(\$1.99)	\$0.00	(\$13.20)	(\$6.60)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$84.49</b>	<b>\$108.57</b>	<b>\$104.16</b>	<b>\$100.49</b>
BPA Factor	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$84.49</b>	<b>\$108.57</b>	<b>\$104.16</b>	<b>\$100.49</b>
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
<b>S.F. Price</b>	<b>\$84.49</b>	<b>\$108.57</b>	<b>\$104.16</b>	<b>\$100.49</b>
<b>Sub-Total</b>				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$651,925</b>	<b>\$1,191,339</b>	<b>\$562,985</b>	<b>\$469,288</b>

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	2	5/6 Maso	A	1951	1961	64 A		0.85		28,764 sqft	\$3,969,713	80%	\$793,940	0%	100%	1.000	1.000	0.00	0.00	100.00	\$793,900
2: Detached Garage/Boat H	1	Concrete	C	1951	1951	74 A	\$55.06	0.85	\$46.80	12'x24'	\$13,479	45%	\$7,410	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,400
3: Paving	1	Asphalt	C	1951	1951	74 A	\$2.24	0.85	\$1.90	56,000 sqft	\$106,624	80%	\$21,320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$21,300