

89-18-05-110-101.000-030

BBPK RENTALS LLC 1/2 & ROY

203 W MAIN ST

430, Restaurant, Cafeteria or Bar

WAYNE COM-294621 (029)/ 1/2

General Information

Parcel Number 89-18-05-110-101.000-030
Local Parcel Number 50-05-110-101.000-29
Tax ID: 029-05182-00
Routing Number

Ownership

BBPK RENTALS LLC 1/2 & ROYAL FE SERIES 13 1/2
4111 N WHEELING AVE
MUNCIE, IN 47304

Legal

45 FT E E LOT 22 OK PT 37 1/2 FT W PT LOT 22
OK 2 1/2 FT E E LOT 26 OK

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 06/08/2021 to 01/01/1900.

Notes

4/14/2025 Misc: NC-adjusted eff year for remodel-BB/RC/Nexus
4/20/2022 Nexus: market adj -BB/Nexus
10/11/2021 Appeal: 2021 appeal: AV reduced per reviewed appraisal -BB/Nexus
11/3/2016 : 2017: REVAL DUE TO SITE INSPECTION 11-01-16
2016 INFORMAL REVIEW: WITHDRAWN 11-02-16
2016 REASSESSMENT: ADD LOW COST CNPY AND CONCP PER FIELD CHECK 9-3-15
5/8/2015 : 2015: USE INCOME APPROACH PER TOWNSHIP ASSESSOR

Property Class 430
Restaurant, Cafeteria or Bar



Commercial

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294621-029 WAYNE COM-294621 (029)
Section/Plat 5005110
Location Address (1) 203 W MAIN ST RICHMOND, IN 47374

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 150' Base Lot: Res 100' X 150', CI 100' X 150')

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 Fci F.

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294621 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/19/2023 bb

Appraiser

Land Computations

Table with columns: Land Computations, 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.

General Information

Occupancy	C/I Building	Pre. Use	Dining/Lounge
Description	Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(92'),2(114')
Heating	2562 sqft
A/C	2562 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	7	7	
Total	0	0	7	7

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

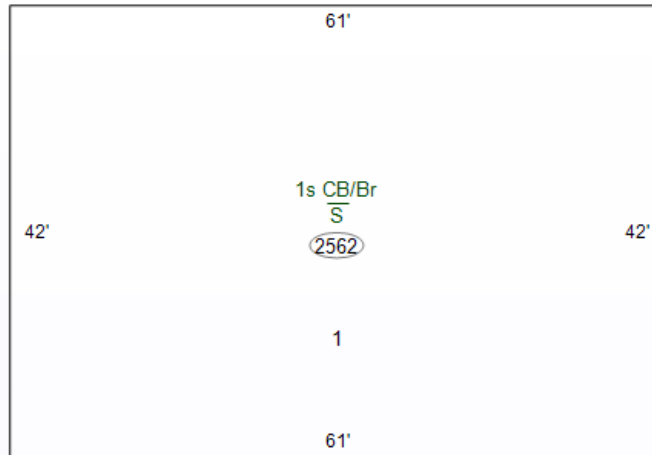
Description	Area	Value
Porch, Enclosed Frame	50	\$6,300

Special Features

Description	Value
Can, CT 310sqft	\$6,720

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR
Use	DINING	DINING
Use Area	1281 sqft	1281 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	206'	206'
PAR	8	8
# of Units / AC	0 / N	0 / N

Avg Unit sz dpth		
Floor	1	1
Wall Height	10'	10'

Base Rate	\$144.98	\$144.98
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00

Adj Base Rate	\$144.98	\$144.98
BPA Factor	1.00	1.00

Sub Total (rate)	\$144.98	\$144.98
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Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00

S.F. Price	\$144.98	\$144.98
Sub-Total		

Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00

Total (Use)	\$185,725	\$185,725
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Building Computations

Sub-Total (all floors)	\$371,451	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$395,671
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$6,720	Repl. Cost New	\$336,320
Exterior Features	\$6,300		

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: Building	1	3/6 Maso	C	1981	2009	16	A		0.85		2,562 sqft	\$336,320	37%	\$211,880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$211,900
2: Paving	1	Asphalt	C	1987	1987	38	A	\$2.81	0.85	\$2.39	7,300 sqft	\$17,436	80%	\$3,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,500