

General Information

Parcel Number 89-18-05-110-105.000-030
Local Parcel Number 50-05-110-105.000-29
Tax ID: 029-30681-00
Routing Number

Ownership

BBPK RENTALS LLC 1/2 & ROYAL FE SERIES 13 1/2
4111 N WHEELING AVE
MUNCIE, IN 47304
Legal N 1/2 LOT 23 O K

Transfer of Ownership

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

Notes

10/11/2021 Appeal: 2021 appeal: no change to this parcel; reduction on adj parcel (203 W Main) per reviewed appraisal -BB/Nexus
6/10/2014 : 2014: CORRECTED ACREAGE TO REFLECT LOT SIZE ERRONEOUSLY ENTERED. COSMETIC CHANGE ONLY-NO CHANGE IN VALUE PER THE CO ASSESSOR 06-10-14

Property Class 456
Parking Lot or Structure



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) 26 SW 2ND ST RICHMOND, IN 47374

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1), (2), (3) categories.

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: Fci F 68 68x165 1.05 \$230 \$242 \$16,456 0% 1.0000 0.00 0.00 100.00 \$16,460

Zoning

Subdivision

Lot

Market Model WAYNE COM-294621 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (68), Developer Discount, Parcel Acreage (0.26), 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 (0.26), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified 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 (\$16,500), Total Value (\$16,500)

General Information	
Occupancy	Paving
Description	Paving
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value

Plumbing	
#	TF

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	1

Heat Type	

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
			Total Base	

Adjustments		Row Type Adj.	
Unfin Int (-)			
Ex Liv Units (+)			
Rec Room (+)			
Loft (+)			
Fireplace (+)			
No Heating (-)			
A/C (+)			
No Elec (-)			
Plumbing (+ / -)			
Spec Plumb (+)			
Elevator (+)			
Sub-Total, One Unit			\$0
Sub-Total, 1 Units			
Exterior Features (+)	\$0		\$0
Garages (+) 0 sqft	\$0		\$0
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.85
Replacement Cost			\$26,751

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: Paving	1	Asphalt	C	2008	2008	17	A	\$2.81	0.85	\$2.39	11,200 sqft	\$26,751	80%	\$5,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,400
2: Utility Shed	1		D	2000	2000	25	A	\$23.66	0.85	\$16.09	8'x12'	\$1,545	55%	\$700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700