

89-18-05-110-321.000-030

MENDENHALL, LILLIAN L REVO

125 SW 5TH ST

420, Small Detached Retail of Less Tha

WAYNE COM-294612 (029)/

General Information

Parcel Number 89-18-05-110-321.000-030
Local Parcel Number 50-05-110-321.000-29

Ownership

MENDENHALL, LILLIAN L REVOCABL
2480 N BEACH RD
ENGLEWOOD, FL 34223

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/10/2024 and 01/01/1900.

Notes

3/19/2020 Misc: 20p21- 2020 Equalization JH/Nexus

Tax ID: 029-43356-00

Legal

PT LOTS 6-7-8 F KLEMANS

Routing Number

Property Class 420
Small Detached Retail of Less Than



Commercial

Year: 2025

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.

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294612-029 WAYNE COM-294612 (029)
Section/Plat 5005110
Location Address (1) 125 SW 5TH ST RICHMOND, IN 47374

Land Computations

Table with columns: Description, 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.

Zoning

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.

Subdivision

Lot

Market Model N/A

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

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	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	B: 1(112')	1: 1(210')
Heating	2028 sqft	
A/C	2028 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	3	3	
Total	0	0	3	3

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

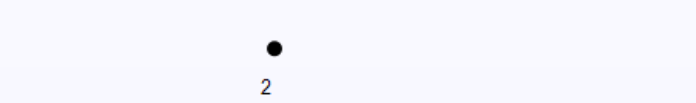
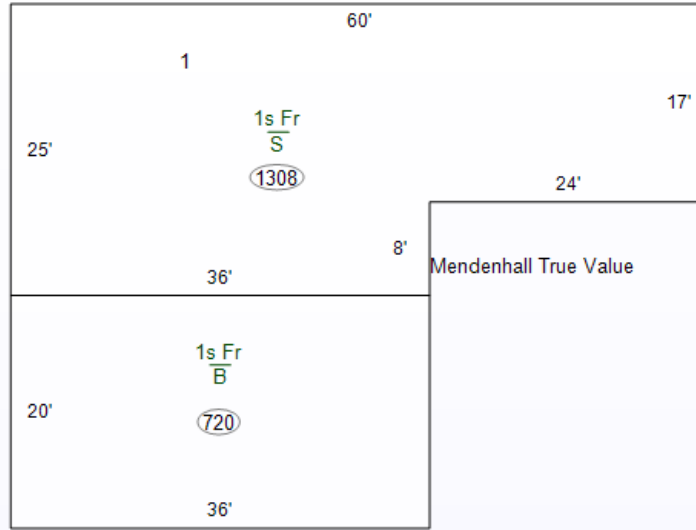
Description	Area	Value
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Special Features

Description	Value
Can, CT 712sqft	\$15,430

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENRET
Use Area	720 sqft	2028 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	112'	210'
PAR	16	10
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	7'	8'

Base Rate	\$102.18	\$150.74
Frame Adj	(\$10.96)	(\$12.83)
Wall Height Adj	(\$5.34)	(\$12.54)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$85.88	\$125.37
BPA Factor	1.00	1.00
Sub Total (rate)	\$85.88	\$125.37
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$1.33)	\$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	\$84.55	\$125.37
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$60,876	\$254,250

Building Computations

Sub-Total (all floors)	\$315,126	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$335,356
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$15,430	Repl. Cost New	\$285,053
Exterior Features	\$0		

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	1	Wood Fr	C	1963	1985	40	A	0.85			2,748 sqft	\$285,053	79%	\$59,860	0%	100%	1.000	1.000	0.00	0.00	100.00	\$59,900
2: Paving	1	Asphalt	C	2000	2000	25	A	\$2.81	0.85	\$2.39	9,800 sqft	\$23,407	80%	\$4,680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,700