

General Information

Parcel Number 89-18-05-120-103.001-030
Local Parcel Number 50-05-120-103.010-29

Tax ID: 029-15143-01

Routing Number

Property Class 420
Small Detached Retail of Less Than

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294199-029
WAYNE COM-294199 (029)

Section/Plat 5005120

Location Address (2)
1 E MAIN ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
WAYNE COM-294199 (029)

Characteristics

Topography Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

E & C PROPERTIES LLC
2825 SOUTHEAST PKWY
RICHMOND, IN 47374

Legal

LOTS 9 & 10 & LOT 12 & PT LOTS 8 & 11 J P
PLUMMER & CO CONT 1.020A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/28/2018 E & C PROPERTIES L and 01/01/1900 DENNISON, JACK G.

Notes

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. Rows include Fci and Rci.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.02), Actual Frontage (162), Developer Discount, Parcel Acreage (1.02), 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 (1.02), 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 (\$33,600), Total Value (\$33,600).

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Rigid Steel Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(260')
Heating	4000 sqft
A/C	500 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	2	2
Total	0	0	2

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 checked="" type="checkbox"/> Insulatio
<input checked="" 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

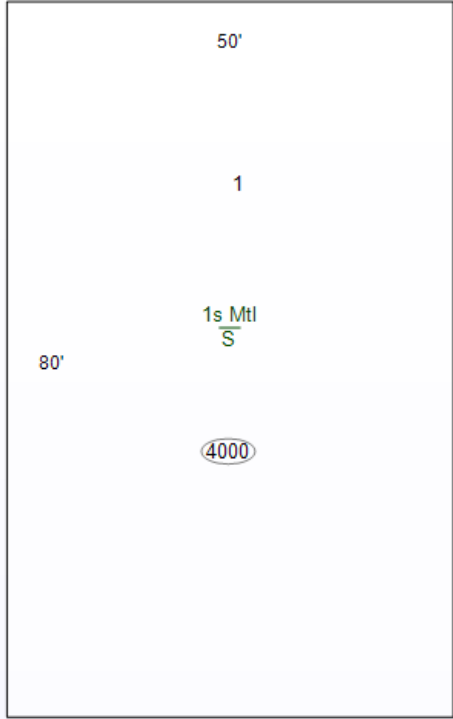
Description	Area	Value
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Special Features

Description	Value
DF, TW/R 80' 12x40	\$6,080

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	3500 sqft	500 sqft
Area Not in Use	0 sqft	0 sqft
Use %	87.5%	12.5%
Eff Perimeter	260'	260'
PAR	7	7
# of Units / AC	0 / N	0 / N

Avg Unit sz dpth		
Floor	1	1
Wall Height	12'	12'

Base Rate	\$19.39	\$19.39
Frame Adj	(\$0.10)	(\$0.10)
Wall Height Adj	\$0.00	\$0.00

Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$19.29	\$19.29

BPA Factor	1.00	1.00
Sub Total (rate)	\$19.29	\$19.29
Interior Finish	\$4.45	\$45.78

Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$2.63

Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00

GCK Adj.	\$1.56	\$1.56
S.F. Price	\$25.30	\$69.26
Sub-Total		

Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$88,550	\$34,630

Building Computations

Sub-Total (all floors)	\$123,180	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$132,460
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$6,080	Repl. Cost New	\$112,591
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	Metal	C	1991	1991	34 A		0.85		4,000 sqft	\$112,591	80%	\$22,520	0%	100%	1.000	1.000	0.00	0.00	100.00	\$22,500
2: Canopies - Industrial Type	1		D	2020	2020	5 A		0.85		200sqft	\$2,625	20%	\$2,100	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Fencing	1	Aluminiu	C	2020	2020	5 A	\$43.38	0.85	\$40.26	124' x 6'	\$5,007	35%	\$3,250	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
4: Paving	1	Asphalt	C	1985	1985	40 A	\$2.81	0.85	\$2.39	17,000 sqft	\$40,605	80%	\$8,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,100

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Rigid Steel Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(320')
Heating	3000 sqft
A/C	
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	5	5
Total	0	0	5	5

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 checked="" type="checkbox"/> Insulatio
<input checked="" 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

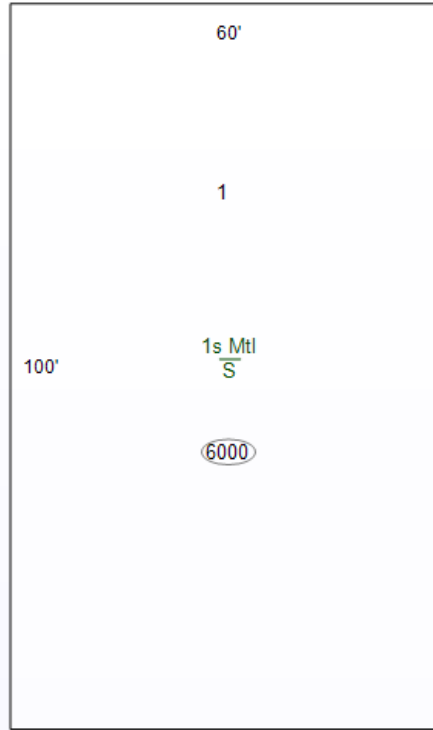
Description	Value
DF, TW/R 80' 12x40	\$6,080

Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$169,380	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$183,460
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$6,080	Repl. Cost New	\$155,941
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	5488 sqft	512 sqft
Area Not in Use	0 sqft	0 sqft
Use %	91.5%	8.5%
Eff Perimeter	320'	320'
PAR	5	5
# of Units / AC	0 / N	0 / N

Avg Unit sz dpth		
Floor	1	1
Wall Height	12'	12'

Base Rate	\$17.09	\$17.09
Frame Adj	(\$0.18)	(\$0.18)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$16.91	\$16.91
BPA Factor	1.00	1.00

Sub Total (rate)	\$16.91	\$16.91
Interior Finish	\$4.45	\$44.73
Partitions	\$0.00	\$0.00
Heating	(\$0.80)	(\$4.45)
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.	\$1.26	\$1.26
S.F. Price	\$21.82	\$58.45
Sub-Total		
Unit Cost	\$7,232.40	\$12,472.80
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$126,981	\$42,399

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	Metal	C	1974	1974	51	A		0.85		6,000 sqft	\$155,941	80%	\$31,190	0%	100%	1.000	1.000	0.00	0.00	100.00	\$31,200

