

General Information

Parcel Number 89-18-05-220-102.001-030
Local Parcel Number 50-05-220-102.010-29

Tax ID: 029-32682-01

Routing Number

Property Class 429 Other Retail Structures

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 5005220
Location Address (1) 905 E MAIN ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

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

LOVE, SHERRY L
905 E MAIN ST
RICHMOND, IN 47374

Legal

1857 SQ FT OF LOT 161 JS \*TIF\*

Transfer of Ownership

Date 01/01/1900 Owner LOVE, SHERRY L Doc ID Code Book/Page Adj Sale Price V/I



Commercial

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

Table with 7 columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes values for \$5,200, \$46,300, \$43,400, \$48,600, \$49,100, \$40,800.

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

Table with 15 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. Values include Fci, F, 23, 23x86, 0.75, \$300, \$225, \$5,175, 0%, 1.0000, 0.00, 0.00, 100.00, \$5,180.

Notes

2/7/2023 Misc: 2023 GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.05), Actual Frontage (23), Developer Discount, Parcel Acreage (0.05), 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 (0.05), 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 (\$5,200), Total Value (\$5,200).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	Personal Touch	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	B: 1(154')	1: 2(169')
<b>Heating</b>	1747 sqft	
<b>A/C</b>	1747 sqft	
<b>Sprinkler</b>		

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	6	6	6
<b>Total</b>	0	6	6	6

**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**

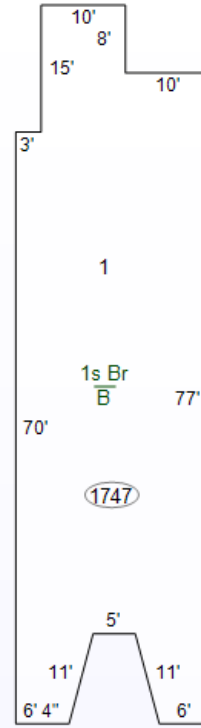
Description	Area	Value
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**Special Features**

Description	Value
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**Other Plumbing**

Description	Value
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**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM
<b>Use</b>	UTLSTOR	GENRET
<b>Use Area</b>	1747 sqft	1747 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	100.0%	100.0%
<b>Eff Perimeter</b>	154'	169'
<b>PAR</b>	9	10
<b># of Units / AC</b>	0	0
<b>Avg Unit sz dpth</b>	-1	-1
<b>Floor</b>	B	1
<b>Wall Height</b>	9'	12'

<b>Base Rate</b>	<b>\$46.68</b>	<b>\$176.36</b>
<b>Frame Adj</b>	(\$10.96)	(\$14.82)
<b>Wall Height Adj</b>	\$0.00	(\$8.50)
<b>Dock Floor</b>	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$35.72</b>	<b>\$153.04</b>
<b>BPA Factor</b>	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$35.72</b>	<b>\$153.04</b>
<b>Interior Finish</b>	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00
<b>Heating</b>	(\$1.33)	\$0.00
<b>A/C</b>	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$34.39</b>	<b>\$153.04</b>
<b>Sub-Total</b>		
<b>Unit Cost</b>	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$60,079</b>	<b>\$267,361</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$327,440</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$337,040</b>
Plumbing	\$9,600	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$272,160</b>
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: Personal Touch Styling	1	Brick	C-1	1910	1910	115	A		0.85		3,494 sqft	\$272,160	80%	\$54,430	0%	100%	1.000	0.850	0.00	0.00	100.00	\$46,300