

General Information

Parcel Number 89-18-05-220-206.001-030
Local Parcel Number 50-05-220-206.010-29

Tax ID: 029-50211-01

Routing Number

Property Class 630 Exempt, Township

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) 819 E MAIN ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-294199 (029)

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

WAYNE TOWNSHIP OF WAYNE COU 401 E MAIN ST RICHMOND, IN 47374

Legal

VACATED ALLEY BETWEEN LOT 157 & 158 JS 10.25 X 95.5 FT



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Exempt

Notes

8/3/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1

Land Computations

Table listing various land computation metrics such as 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, and Total Value.

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	2	<b>Pre. Finish</b>	Finished Divided
<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>	1: 2(210')	U: 2(70')
<b>Heating</b>	950 sqft	250 sqft
<b>A/C</b>	950 sqft	250 sqft
<b>Sprinkler</b>		

**Plumbing RES/CI**

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<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>			3	3
<b>Total</b>	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**

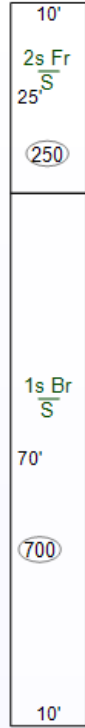
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$387,699</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$392,499</b>
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$316,943</b>
Exterior Features	\$0		



**Floor/Use Computations**

Pricing Key	GCM	GCM
Use	GENOFF	GENOFF
Use Area	950 sqft	250 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	210'	70'
PAR	22	28
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	2
Wall Height	12'	12'
<b>Base Rate</b>	<b>\$325.57</b>	<b>\$402.96</b>
Frame Adj	(\$8.72)	(\$10.26)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$316.85</b>	<b>\$392.70</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$316.85</b>	<b>\$392.70</b>
Interior Finish	\$0.00	\$0.00
Partitions	(\$9.57)	(\$9.57)
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
<b>S.F. Price</b>	<b>\$307.28</b>	<b>\$383.13</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$291,916</b>	<b>\$95,783</b>

**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	2	SV	C-1	1930	1930	95 G		0.85		1,200 sqft		80%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0