

89-18-05-220-222.000-030

VICTORIA COMMERCIAL REAL

14 S 9TH ST

447, Office Bldg (1 or 2 Story)

WAYNE COM-294611 (029)/ 1/2

General Information

Parcel Number 89-18-05-220-222.000-030
Local Parcel Number 50-05-220-222.000-29
Tax ID: 029-07741-00
Routing Number

Ownership

VICTORIA COMMERCIAL REAL ESTA
14 S 9TH ST
RICHMOND, IN 47374

Legal

18 FT FRONT S 9TH ST X 50 FT LOT 159 JS 25 FT
X 50 FT LOT 159 JS *TIF*

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/29/2023 to 01/01/1900.

Notes

3/24/2020 Misc: 20p21- 2020 Equalization JH/Nexus
1/20/2020 Misc: SDF review-changed eff age, removed obsol-RC
8/9/2018 Misc: 2019 GENERAL REASSESSMENT
6/22/2018 Misc: Added 4% obs per appeal field check for only 18p19 JH/Nexus
4/17/2018 Misc: ADJUST CAPS DUE TO CONVERSION ERROR 4/17/18
2/14/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D
10/30/2015 : 2016: ADD ROOFTOP WDDK PER FIELD CHECK 10-21-15

Property Class 447
Office Bldg (1 or 2 Story)



Commercial

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294611-029 WAYNE COM-294611 (029)
Section/Plat 5005220
Location Address (1) 14 S 9TH ST RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2025, 2024, 2023, 2022, 2021.

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 shows Fci F 43 43x50 0.56 \$400 \$224 \$9,632 0% 1.0000 25.00 0.00 75.00 \$9,630

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

Data Source External Only

Collector 08/07/2018 df

Appraiser 08/09/2018 df

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.05), Actual Frontage (43), 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 (\$2,400), CAP 2 Value (\$0), CAP 3 Value (\$7,200), Total Value (\$9,600).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	1

	SB	B	1	U
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Wall Type	B: 2(86')	1: 1(112'),2(68')	U: 2(136')
Heating		1934 sqft	900 sqft
A/C		1934 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

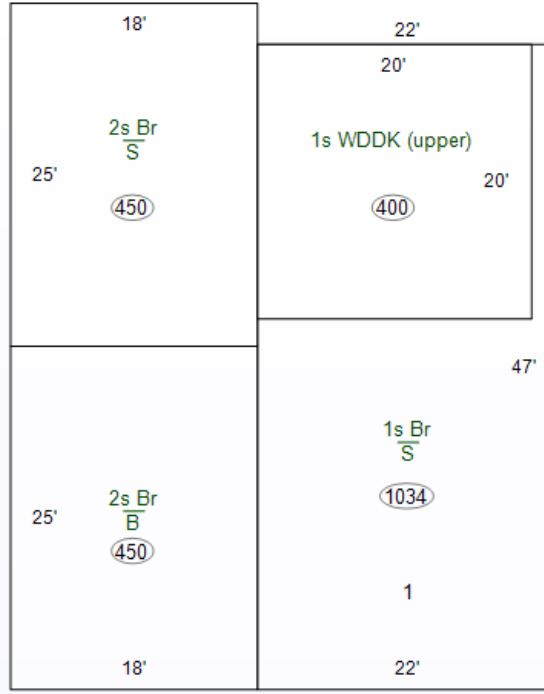
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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
Wood Deck	400	\$7,900



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	APART
Use Area	450 sqft	900 sqft	1034 sqft	900 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	46.5%	53.5%	100.0%
Eff Perimeter	86'	180'	180'	136'
PAR	19	9	9	15
# of Units / AC	0	0	0	1 / Y
Avg Unit sz dpth	-1	-1	0	900
Floor	B	1	1	2
Wall Height	9'	12'	14'	10'
Base Rate	\$158.42	\$159.77	\$148.56	\$185.76
Frame Adj	(\$12.95)	(\$9.39)	(\$13.58)	(\$11.70)
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$145.47	\$150.38	\$134.97	\$174.06
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$145.47	\$150.38	\$134.97	\$174.06
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$10.12
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$144.14	\$150.38	\$134.97	\$184.18
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$64,863	\$135,344	\$139,564	\$165,762

Special Features

Description	Value	Description	Value

Other Plumbing

Building Computations

Sub-Total (all floors)	\$505,533	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$518,233
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$418,473
Exterior Features	\$7,900		

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	Brick	C-1	1974	1989	36 A		0.85		3,284 sqft	\$418,473	72%	\$117,170	0%	100%	1.000	0.850	27.00	0.00	73.00	\$99,600