

89-18-05-220-531.000-030

RICHMOND DENTAL LABORAT

626 S B ST

442, Medical Clinic or Offices

WAYNE COM-294621 (029)/ 1/2

General Information

Parcel Number 89-18-05-220-531.000-030

Local Parcel Number 50-05-220-531.000-29

Tax ID: 029-42920-00

Routing Number

Property Class 442 Medical Clinic or Offices

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294621-029 WAYNE COM-294621 (029)

Section/Plat 5005220

Location Address (1) 626 S B 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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

RICHMOND DENTAL LABORATORY I 161 DEER TRAIL DR EATON, OH 45320-9355

Legal

49 X 70.25 FT PT LOTS 5 & 6 HM ADMR



Transfer of Ownership

Date 01/01/1900 Owner RICHMOND DENTAL Doc ID Code Book/Page Adj Sale Price V/I

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

Table with 7 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 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.

Commercial

Notes

3/24/2020 Misc: 20p21- Changed from 447 to 442 per equalization review JH/Nexus
10/27/2008 : 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/11/2004 2006: MEMO FORM 11: TRENDING MEM : AC 99: #5656 CORRECTS LEGAL, 5-1-98 RICHMOND DENTAL LAB, INC

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.08), Actual Frontage (49), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$7,600), Total Value (\$7,600).

Data Source External Only

Collector 10/03/2023 bb

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(186')
Heating	1892 sqft
A/C	1892 sqft
Sprinkler	

Plumbing RES/CI

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

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
Patio, Concrete	40	\$400
Canopy, Roof Extension	40	\$1,000

Special Features

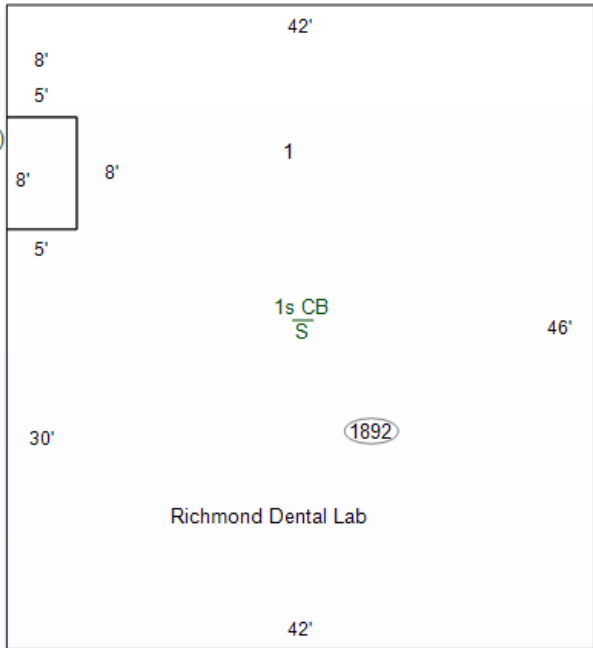
Description	Value

Other Plumbing

Description	Value

1s RFX (upper)
1s CONCP
40

2



Floor/Use Computations

Pricing Key	GCM
Use	GENOFF
Use Area	1892 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	186'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$162.57
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$162.57
BPA Factor	1.00
Sub Total (rate)	\$162.57
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$162.57
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$307,582

Building Computations

Sub-Total (all floors)	\$307,582	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$308,982
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$275,767
Exterior Features	\$1,400		

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	Concrete	C+1	1965	1965	60	A		0.85		1,892 sqft	\$275,767	80%	\$55,150	0%	100%	1.000	0.850	0.00	0.00	100.00	\$46,900
2: Paving	1	Concrete	C	1965	1965	60	A	\$3.80	0.85	\$3.23	700 sqft	\$2,261	80%	\$450	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500