

89-18-05-220-703.000-030

BIG BROTHERS, INC

101 S 8TH ST

450, Convenience Market With Gasoline

WAYNE COM-294611 (029)/

General Information

Parcel Number 89-18-05-220-703.000-030
Local Parcel Number 50-05-220-703.000-29

Tax ID: 029-35176-00

Routing Number

Property Class 450
Convenience Market With Gasoline

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) 101 S 8TH ST RICHMOND, IN 47374

Ownership

BIG BROTHERS, INC
325 S COLLEGE AVE
INDIANAPOLIS, IN 46202

Legal

LOTS 36, 37 & 11,36 FT N SIDE LOT 38 C W
STARR'S 6TH ADDN EXC 0.004A NW COR LOT 36

Transfer of Ownership

Date 01/01/1900 Owner BIG BROTHERS, INC
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

2/7/2023 Misc: 2023 GENERAL REVALUATION



Commercial

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for 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 14 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 for Fci, Rci.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.36), Actual Frontage (109), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$81,500), Total Value (\$81,500).

Market Model COMM/IND MARKET 95

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 12/16/2022 jh

Appraiser 12/16/2022 Nexus

**General Information**

|                     |               |                     |                    |
|---------------------|---------------|---------------------|--------------------|
| <b>Occupancy</b>    | C/I Building  | <b>Pre. Use</b>     | Convenience Market |
| <b>Description</b>  | Mixed Use Com | <b>Pre. Framing</b> | Fire Resistant     |
| <b>Story Height</b> | 1             | <b>Pre. Finish</b>  | Finished Open      |
| <b>Type</b>         | N/A           | <b># of Units</b>   | 0                  |

|           |          |          |          |
|-----------|----------|----------|----------|
| <b>SB</b> | <b>B</b> | <b>1</b> | <b>U</b> |
|-----------|----------|----------|----------|

|                  |            |
|------------------|------------|
| <b>Wall Type</b> | 1: 1(182') |
| <b>Heating</b>   | 1728 sqft  |
| <b>A/C</b>       | 1728 sqft  |
| <b>Sprinkler</b> |            |

**Plumbing RES/CI**

| #                    | TF | # | TF |
|----------------------|----|---|----|
| <b>Full Bath</b>     | 0  | 0 | 0  |
| <b>Half Bath</b>     | 0  | 0 | 0  |
| <b>Kitchen Sinks</b> | 0  | 0 | 0  |
| <b>Water Heaters</b> | 0  | 0 | 0  |
| <b>Add Fixtures</b>  | 0  | 5 | 5  |
| <b>Total</b>         | 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 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**

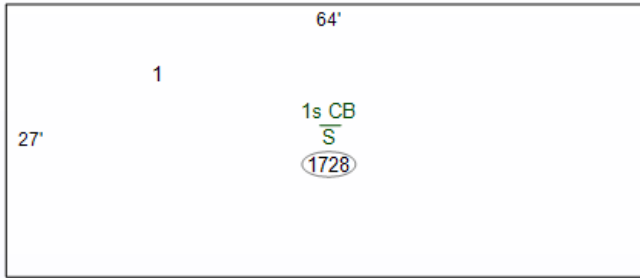
| Description | Area | Value |
|-------------|------|-------|
|-------------|------|-------|

**Special Features**

| Description | Value |
|-------------|-------|
|-------------|-------|

**Other Plumbing**

| Description | Value |
|-------------|-------|
|-------------|-------|



**Floor/Use Computations**

|                         |           |
|-------------------------|-----------|
| <b>Pricing Key</b>      | GCM       |
| <b>Use</b>              | CONVMRK   |
| <b>Use Area</b>         | 1728 sqft |
| <b>Area Not in Use</b>  | 0 sqft    |
| <b>Use %</b>            | 100.0%    |
| <b>Eff Perimeter</b>    | 182'      |
| <b>PAR</b>              | 11        |
| <b># of Units / AC</b>  | 0         |
| <b>Avg Unit sz dpth</b> | -1        |
| <b>Floor</b>            | 1         |
| <b>Wall Height</b>      | 14'       |

|                        |                 |
|------------------------|-----------------|
| <b>Base Rate</b>       | <b>\$162.35</b> |
| <b>Frame Adj</b>       | \$0.00          |
| <b>Wall Height Adj</b> | \$4.92          |
| <b>Dock Floor</b>      | \$0.00          |
| <b>Roof Deck</b>       | \$0.00          |
| <b>Adj Base Rate</b>   | <b>\$167.27</b> |
| <b>BPA Factor</b>      | 1.00            |

|                         |                 |
|-------------------------|-----------------|
| <b>Sub Total (rate)</b> | <b>\$167.27</b> |
| <b>Interior Finish</b>  | \$0.00          |
| <b>Partitions</b>       | \$0.00          |
| <b>Heating</b>          | \$0.00          |
| <b>A/C</b>              | \$0.00          |
| <b>Sprinkler</b>        | \$0.00          |
| <b>Lighting</b>         | \$0.00          |

**Building Computations**

|                               |                  |                             |                  |
|-------------------------------|------------------|-----------------------------|------------------|
| <b>Sub-Total (all floors)</b> | <b>\$289,043</b> | Garages                     | \$0              |
| Racquetball/Squash            | \$0              | Fireplaces                  | \$0              |
| Theater Balcony               | \$0              | <b>Sub-Total (building)</b> | <b>\$297,043</b> |
| Plumbing                      | \$8,000          | Quality (Grade)             | \$1              |
| Other Plumbing                | \$0              | Location Multiplier         | 0.85             |
| Special Features              | \$0              | <b>Repl. Cost New</b>       | <b>\$252,486</b> |
| Exterior Features             | \$0              | <b>Total (Use)</b>          | <b>\$289,043</b> |

|                    |                  |
|--------------------|------------------|
| Unit Finish/SR     | \$0.00           |
| GCK Adj.           | \$0.00           |
| <b>S.F. Price</b>  | <b>\$167.27</b>  |
| <b>Sub-Total</b>   |                  |
| Unit Cost          | \$0.00           |
| Elevated Floor     | \$0.00           |
| <b>Total (Use)</b> | <b>\$289,043</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    | 1            | Concrete    | C     | 1955       | 2015     | 10         | G  |           | 0.85 |          | 1,728 sqft | \$252,486 | 12%      | \$222,190     | 0%      | 100% | 1.000 | 0.950 | 0.00  | 0.00  | 100.00 | \$211,100    |
| 2: Car Wash                | 1            |             | C     | 1986       | 2015     | 10         | A  | \$17,35   | 0.85 | \$14,74  | 4 Bays     | \$58,990  | 36%      | \$37,750      | 50%     | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$18,900     |
| 3: Paving                  | 1            | Asphalt     | C     | 2008       | 2015     | 10         | A  | \$2.81    | 0.85 | \$2.39   | 8,330 sqft | \$19,896  | 80%      | \$3,980       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$4,000      |
| 4: Paving                  | 1            | Concrete    | C     | 2008       | 2015     | 10         | A  | \$2.54    | 0.85 | \$2.16   | 3,360 sqft | \$7,254   | 60%      | \$2,900       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$2,900      |
| 5: Service Station, DetCPY | 1            |             | C     | 2008       | 2015     | 10         | A  | \$38.16   | 0.85 | \$32.44  | 2,352 sqft | \$76,289  | 45%      | \$41,960      | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$42,000     |