

89-18-05-220-801.000-030

JAMES, PATRICIA L

901 S A ST

447, Office Bldg (1 or 2 Story)

WAYNE COM-294611 (029)/ 1/2

General Information

Parcel Number 89-18-05-220-801.000-030
Local Parcel Number 50-05-220-801.000-29

Tax ID: 029-05923-00

Routing Number

Property Class 447 Office Bldg (1 or 2 Story)

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) 901 S A ST RICHMOND, IN 47374

Ownership

JAMES, PATRICIA L
2295 CHARLESTON PL
RICHMOND, IN 47374

Legal

27 1/2 FT M D LOT 18 J M 25 W S LOT 18 J M EXC
58 SQ FT NW COR LOT 18 JM (CONTRACT: DBJ
OF RICHMOND INC 4-12-21 2021003536)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2021.

Notes

3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/10/2018 Misc: 2019 GENERAL REASSESSMENT



Commercial

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 from 2022 to 2025.

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. Rows show land data for Fci parcels.

Zoning

Subdivision

Lot

Market Model WAYNE COM-294611 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 10/03/2023 bb

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain, 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 1-3 Value, Total Value \$17,500.

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
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(170')
Heating	1502 sqft
A/C	1502 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	4	4
Total	0	0	4	4

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

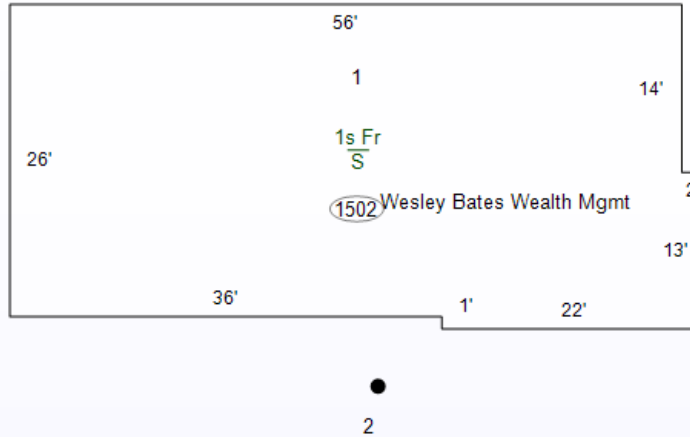
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCR
Use	GENOFF
Use Area	1502 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	170'
PAR	11
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'

Base Rate	\$143.53
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$143.53
BPA Factor	1.00

Sub Total (rate)	\$143.53
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$215,582	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$4,500
Theater Balcony	\$0	Sub-Total (building)	\$226,482
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$192,510
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$143.53
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$215,582

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	Wood Fr	C	1940	1985	40	G		0.85		1,502 sqft	\$192,510	56%	\$84,700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$84,700
2: Paving	1	Asphalt	C	1940	1940	85	A	\$2.81	0.85	\$2.39	4,000 sqft	\$9,554	80%	\$1,910	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,900