

89-18-05-240-203.000-030

PHENIS, JOSEPH E & JASON E

233 S 8TH ST

430, Restaurant, Cafeteria or Bar

WAYNE COM-294199 (029)/ 1/2

General Information

Parcel Number 89-18-05-240-203.000-030
Local Parcel Number 50-05-240-203.000-29

Tax ID: 029-99675-00

Routing Number

Property Class 430 Restaurant, Cafeteria or Bar

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 5005240
Location Address (1) 233 S 8TH ST RICHMOND, IN 47374

Ownership

PHENIS, JOSEPH E & JASON E PHE
228 S 9TH ST
RICHMOND, IN 47374

Legal

LOT 2 & 7 FT 1 IN LOT 3 C ARNOLD

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 12/12/2022 to 01/01/1900.

Notes

12/12/2019 Misc: 2020 reassessment: added wdk - BB/RC/Nexus
8/9/2018 Misc: 2019 GENERAL REASSESSMENT
2/13/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D
4/7/2009 : 2009: ADD FLOOR FINISH, REMODEL NOW 100% COMPLETE AS OF 6-30-08



Commercial

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

Table with columns: Assessment Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Values include \$15,100, \$68,100, \$83,200, etc.

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, 53, 53x132, 0.95, \$300, etc.

Zoning

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

Data Source External Only

Collector 10/10/2023 bb

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.16), Actual Frontage (53), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$15,100), Total Value (\$15,100).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	APT/General Ret	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	2

	SB	B	1	U
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Wall Type	B: 1(132')	1: 1(104'),2(80')	U: 2(132')
Heating		1866 sqft	1088 sqft
A/C		1866 sqft	
Sprinkler			

Plumbing RES/CI

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	8	8	8
Total	0	0	8	8

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

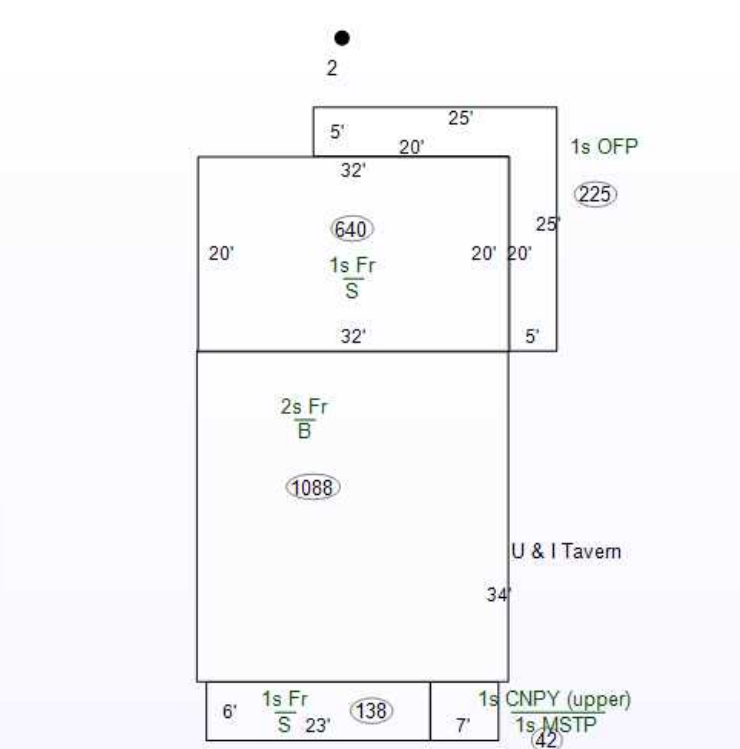
Description	Area	Value
Stoop, Masonry	42	\$2,300
Canopy, Shed Type	42	\$500
Porch, Open Frame	225	\$10,900

Special Features

Description	Value	Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$459,128	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$485,628
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$392,145
Exterior Features	\$13,700		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	GENRET	APART
Use Area	1088 sqft	1086 sqft	780 sqft	1088 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	58.2%	41.8%	100.0%
Eff Perimeter	132'	184'	184'	132'
PAR	12	10	10	12
# of Units / AC	0	0	0	2 / N
Avg Unit sz dpth	-1	-1	-1	544
Floor	B	1	1	2
Wall Height	8'	9'	9'	8'
Base Rate	\$67.78	\$161.88	\$161.88	\$150.57
Frame Adj	(\$10.96)	(\$13.70)	(\$13.70)	(\$11.70)
Wall Height Adj	(\$1.95)	(\$15.15)	(\$15.15)	(\$11.82)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$54.87	\$133.03	\$133.03	\$127.05
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$54.87	\$133.03	\$133.03	\$127.05
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	\$13.24
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$53.54	\$133.03	\$133.03	\$140.29
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$58,252	\$144,475	\$103,766	\$152,636

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: APT/General Retail/Stora	2	Wood Fr	C-1	1900	1967	58 A		0.85		4,042 sqft	\$392,145	80%	\$78,430	0%	100%	1.000	0.850	0.00	32.40	67.60	\$66,700
2: Paving	1	Asphalt	C	2007	2007	18 A	\$2.81	0.85	\$2.39	3,000 sqft	\$7,166	80%	\$1,430	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400