

89-18-05-410-129.000-030

ROBERTS, JOHN H JR & BETH

529 GARDEN AVE

455, Commercial Garage

WAYNE COM-294198 (029)/

General Information

Parcel Number 89-18-05-410-129.000-030
Local Parcel Number 50-05-410-129.000-29

Tax ID: 029-02760-00

Routing Number

Property Class 455 Commercial Garage

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294198-029 WAYNE COM-294198 (029)

Section/Plat 5005410

Location Address (1) 529 GARDEN AVE RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model WAYNE COM-294198 (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

Ownership

ROBERTS, JOHN H JR & BETH E KA 2130 BUTTERMILK RD RICHMOND, IN 47374

Legal

LOT 9 MACKES SUB DIV 14.02 FT S END LOT 8 MACKES SUB 2.5 FT N END LOT 10 MACKES SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/23/2022 to 01/01/1900.

Notes

1/5/2023 Sales Disclosure: 2023 sales disclosure review: market adj, added paving -BB/Nexus
4/18/2021 Misc: 21p22- Equalization Review JH/Nexus

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 for years 2022-2025.

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. Row shows Fci F 60 60x97 0.81 \$140 \$113 \$6,780 0% 1.0000 0.00 0.00 100.00 \$6,780

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (60), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$6,800), Total Value (\$6,800)

Data Source External Only

Collector 10/03/2023 bb

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(220')
Heating	2800 sqft
A/C	
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

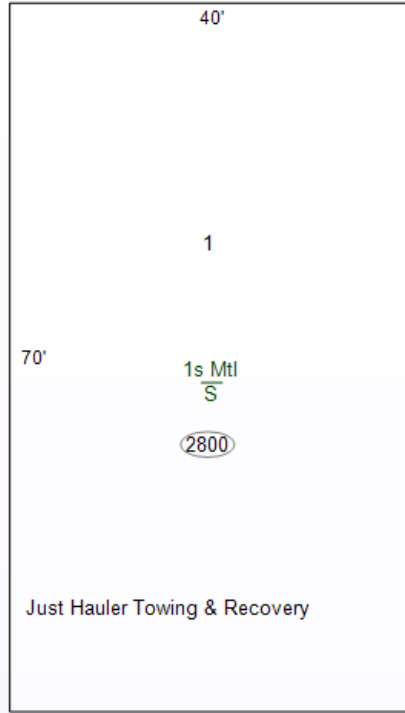
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
<input checked="" 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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Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	2560 sqft	240 sqft
Area Not in Use	0 sqft	0 sqft
Use %	91.4%	8.6%
Eff Perimeter	220'	220'
PAR	8	8
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	12'	12'
Base Rate	\$20.02	\$20.02
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$20.02	\$20.02
BPA Factor	1.00	1.00
Sub Total (rate)	\$20.02	\$20.02
Interior Finish	\$15.77	\$26.22
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$1.70	\$1.70
S.F. Price	\$37.49	\$47.94
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$95,974	\$11,506

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$107,480	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$112,280
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$95,438
Exterior Features	\$0		

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	Metal	C	1950	2003	22	A		0.85		2,800 sqft	\$95,438	65%	\$33,400	0%	100%	1.000	1.000	0.00	0.00	100.00	\$33,400
2: Paving	1	Concrete	C	2000	2000	25	A	\$4.22	0.85	\$3.59	1,500 sqft	\$5,381	80%	\$1,080	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100