

General Information

Parcel Number 89-18-05-420-116.000-030
Local Parcel Number 50-05-420-116.000-29

Tax ID: 029-45649-00

Routing Number

Property Class 499 Other Commercial Structures

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 5005420
Location Address (2) 821 S E ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

MERK HOLDINGS IN 3 LLC
914 CANTERBURY TRL
RICHMOND, IN 47374

Legal

LOT 39 S LOT 40 S



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, Improvement, Total. Rows include 2025, 2024, 2023, 2022, 2021 data for various categories.

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. Row 1: Fci, F, 40, 40x101, 0.82, \$230, \$189, \$7,560, 0%, 1.0000, 0.00, 0.00, 100.00, \$7,560.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/11/2023, 09/17/2009, 01/01/1900.

Commercial

Notes

4/16/2021 Misc: 21p22- Equalization review JH/Nexus
8/10/2018 Misc: 2019 GENERAL REASSESSMENT

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.09), Actual Frontage (40), Developer Discount, Parcel Acreage (0.09), 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 (0.09), 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).

General Information

Occupancy Duplex
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1360 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description **Area** **Value**

Plumbing

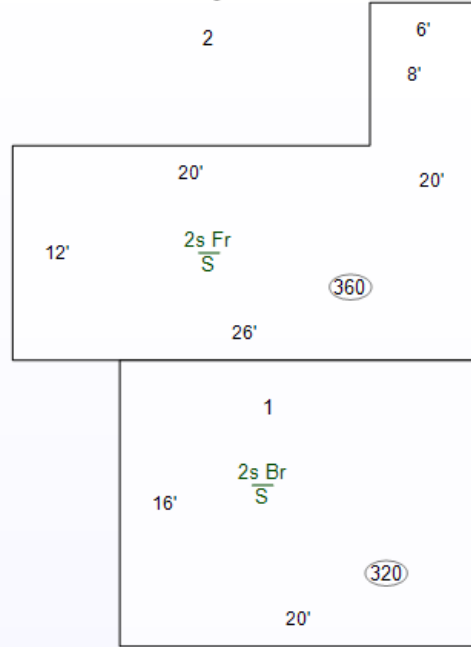
**TF**
Full Bath 1 3
Half Bath 1 2
Kitchen Sinks 2 2
Water Heaters 1 1
Add Fixtures 0 0
Total 5 8

Accommodations

Bedrooms 1
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 5

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	680	680	\$83,100	
2	93	680	680	\$45,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		680	0	\$0	

Total Base \$129,000

Adjustments 1 Row Type Adj. x 1.00 \$129,000

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 2:680 1:680 \$6,100

No Elec (-) \$0

Plumbing (+ / -) 8 - 10 = -2 x \$0 (\$1,600)

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$142,300

Sub-Total, 1 Units

Exterior Features (+) \$0 \$142,300

Garages (+) 0 sqft \$0 \$142,300

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

Replacement Cost \$96,764

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: Residential Dwelling	2	3/6 Maso	D	1900	1975	50	F		0.85		1,360 sqft	\$96,764	50%	\$48,380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$48,400
2: Paving	1	Asphalt	C	2000	2000	25	A	\$2.81	0.85	\$2.39	2,000 sqft	\$4,777	80%	\$960	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000