89-18-05-420-415.000-030	CHURCH -	CROSSROADS	DISTR 50	01 S 7TH ST			6	86, Exem	pt, Ch	urch, C	hapel, N	WAYNE COM-294621 (029)/ 1/2				
General Information		Ownership			nsfer	of Owners	hip			Notes						
Parcel Number	CHURCH - C	ROSSROADS DIS	STRICT D	ate Ow	ner			Doc ID Co	de Bo	ok/Page	Adj Sale	Price V/I	4/12/2023 CYCLICAL: 2023 GENER REVALUATION	AL		
89-18-05-420-415.000-030			02	2/14/2019 сни	JRCH - (CROSSRO	201	9001281 (CW	_	-	\$10 I				
Local Parcel Number 50-05-420-415.001-29	5600 US HIG RICHMOND,		01	/01/1900 CHI	JRCH - S	ST JOHN			со		,	I	8/19/2020 Misc: NEW CON-changed extensive remodel-RC	-		
Tax ID: 029-05609-00		Legal											7/16/2019 Misc: 2019 EXEMPTION F ALREADY EXEMPT	FILING,		
Routing Number		SCHWEGMAN (PARISH WEGMAN & PT VAC AL											10/27/2008 : 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/11/2004 2006: MEMO FORM 11: TRENDING 100% EXEMPT PER			
Property Class 686 Exempt, Church, Chapel, Mosque,				Exempt									PTABOA MEM : FORM 11 2000: COF 8-99 FORM 11 99: ADD A/C TO PAR 1-99 ST JOHN'S LUTHERAN CHURC	T OF BLDG 4-		
		Valuation Recor	ds (Work In	Progress valu	ed valu	es and are	e subject to change)									
Year: 2025	20	25 Assessment		2025	2024		2023		2022		2	2021				
Location Information	V	VIP Reason For	Change	AA		AA		AA		A	A	AA				
County WAYNE	02/19/20			04/22/2025		04/17/2024		04/20/2023		04/22/202		04/16/2021				
WATNE	Indiana Cost Mod Valuation Method			diana Cost Mod	Indiana	a Cost Mod	Indiana	a Cost Mod	Indiana Cost Mod India			a Cost Mod				
	1.00	00 Equalization	Factor	1.0000		1.0000	1.0000		1.0000		0	1.0000				
WAYNE TOWNSHIP		Notice Requ	ired	\checkmark		\checkmark		\checkmark	\checkmark			\checkmark				
District 030 (Local 029)	\$42,9			\$42,900		\$42,900		\$42,900		\$42,90	0	\$42,900				
RICHMOND CITY -WAYNE TWP		\$0 Land Res (\$0		\$0 \$0		\$0		\$		\$0 \$0				
School Corp 8385	\$42,9	\$0 Land Non R 00 Land Non R		\$0 \$42,900		\$0 \$42,900		\$0 \$42,900		\$ \$42,90		\$0 \$42,900				
RICHMOND COMMUNITY	\$905,100 Improver		,	\$905,100		\$686,200	\$805,100		\$814,500			\$741,500				
Neighborhood 294621-029		\$0 Imp Res (1)		\$0		\$0		\$0		\$	0	\$0				
WAYNE COM-294621 (029)		\$0 Imp Non Re		\$0		\$0		\$0		\$		\$0				
Section/Plat	\$905,1 \$948,0		es (3)	\$905,100 \$948,000		\$686,200		\$805,100		\$814,50		\$741,500				
5005420		\$0 Total Res (*	1)	\$948,000 \$0		\$729,100 \$0		\$848,000 \$0		\$857,40 \$		\$784,400 \$0	Land Computatio	ns		
Location Address (2)		\$0 Total Non F		\$0		\$0		\$0		\$		\$0	Calculated Acreage	0.58		
501 S 7TH ST	\$948,000 Total Non Res (3)		. ,	\$948,000		\$729,100		\$848,000		\$857,40		\$784,400	Actual Frontage	203		
RICHMOND, IN 47374			Standard De	pth: Res 150',	CI 150'	Base Lo	t: Res	100' X 150)', CI 1(00' X 150	')		Developer Discount			
_ .	Land Pricing Tune Metho	Soil Act	Size Facto	r Rate	Adj.	Ext	Infl.	Market	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	0.58		
Zoning ZO01 Residential	Type d	ID Front.	Size Facto	n Kale	Rate	Value	• %	Factor	Cap I	Cap 2	Cap 5	Value	81 Legal Drain NV	0.00		
	Fci F	103 10	3x120 0.90	\$230	\$207	\$21,321	0%	1.0000	0.00	0.00	100.00	\$21,320	82 Public Roads NV	0.00		
Subdivision	Fci F	100 10	0x130 0.94	\$230	\$216	\$21,600	0%	1.0000	0.00	0.00	100.00	\$21,600	83 UT Towers NV	0.00		
													9 Homesite	0.00		
Lot													91/92 Acres	0.00		
													Total Acres Farmland	0.58		
Market Model													Farmland Value	\$0		
WAYNE COM-294621 (029)													Measured Acreage	0.00		
Characteristics													Avg Farmland Value/Acre	0.0		
Topography Flood Hazard													Value of Farmland	\$0		
													Classified Total	\$0		
Public Utilities ERA													Farm / Classifed Value	\$0		
All													Homesite(s) Value	\$0		
Streets or Roads TIF													91/92 Value	\$0		
Paved													Supp. Page Land Value			
Neighborhood Life Cycle Stage													CAP 1 Value	\$0		
Static													CAP 2 Value	\$0		
Printed Tuesday, April 29, 2025 Review Group 2027	Data Sauras	Estimated	Collecto	· 04/10/0000	to			Annraia	04/40	12022	te		CAP 3 Value	\$42,900		
Review Gloup 2027	Data Source	Estimated	Collecto	r 04/12/2023	ts			Appraiser	04/12	12023	ts		Total Value	\$42,900		



WAYNE COM-294621 (029)/ 2/2

		Gei	neral I	nformat	ion										• • •			• • •	Floo	or/Use	Computa	tions	·
Occupancy	C/I Buil			Pre. Use		Seneral	Office	;										Pricing Key		GCM	GCM		M GCM
Description	Mixed L	Jse C	om I	Pre. Fra	ming V	Vood J	oist											Use	GEN	NOFF	GENOFF	THEATR	E GENOFF
Story Height	2		l	Pre. Fini	ish F	inished	d Divid	ed										Use Area	1363	6 sqft	6984 sqft	6652 sq	ft 2728 sqfl
Туре	N/A		1	# of Unit	t s 0													Area Not in Use	•	0 sqft	0 sqft	0 sq	ft 0 sqf
	S	B		В		1		U							62'			Use %	10	0.0%	51.2%	48.8%	6 100.0%
Wall Type		B: 1	(732')	1:	2(732')		U: 2(2	12')										Eff Perimeter		732'	732'	732	2' 212
Heating			• •	3636 sqf	· ,		•	28 sqft										PAR		5	5	:	58
A/C						52 sqft			[12 ^{-12²}	44	6'		•**	52'				# of Units / AC		0	0		0 0
Sprinkler												28' 2	14			66		Avg Unit sz dptł	h	-1	-1	-	1 -1
•	ing RE	SICI				Roofir	na			1			<u>4</u>					Floor		В	1		1 2
Fiume		TF	# 1		Built Up	_		Metal					15				2	Wall Height		10'	10'	20)' O
Full Bath	# 0	۲ ۲	# 0	=	Nood	Asph				1 <u>s B</u>	Br		4,4	0				Base Rate	\$	95.19	\$125.07	\$148.4	6 \$144.47
Half Bath	0	0	0	· 😐	Other			Juic	74'	В			4'		72'			Frame Adj	(\$1	1.21)	(\$8.72)	(\$16.80) (\$10.26
Kitchen Sinks	0	0	0	0		Adjus	tmont	e			10	908	15					Wall Height Adj	:	\$0.00	(\$5.48)	\$0.0	0 (\$49.56)
Water Heaters	0	0	0	-	ow Prof	Ext S		Insulatio					ፈካ		2s Br			Dock Floor	:	\$0.00	\$0.00	\$0.0	0 \$0.00
Add Fixtures	0	0	-		SteelGP	AluSF		Int Liner				24'	18		2s Br B	44'		Roof Deck	:	\$0.00	\$0.00	\$0.0	0 \$0.00
Total	0				IGSR			Sand Pnl	4.00	46'	8'	6' <u>1</u>	8'		2728			Adj Base Rate	\$	83.98	\$110.87	\$131.6	6 \$84.65
Total	0				L			Sanu Pili	102'-	40					62'			BPA Factor		1.00	1.00	1.0	0 1.00
Description			kterior	Feature		Area		Value							02			Sub Total (rate	e) \$	83.98	\$110.87	\$131.6	6 \$84.65
Description						Area		value										Interior Finish	:	\$0.00	\$0.00	\$0.0	0 \$0.00
																		Partitions	:	\$0.00	\$0.00	\$0.0	0 \$0.00
																		Heating	:	\$0.00	\$0.00	\$0.0	0 \$0.00
																		A/C	(\$	57.30)	(\$7.30)	\$0.0	0 (\$8.68
																		Sprinkler	:	\$0.00	\$0.00	\$0.0	0 \$0.00
Special	l Featu	res			Other	Plum	bing					Building C	ompı	itations				Lighting	:	\$0.00	\$0.00	\$0.0	0 \$0.00
Description		,	Value	Descri	ption			Value	Sub-Total	(all floor	s)	\$2,851,990	Gara	ges			\$0	Unit Finish/SR	:	\$0.00	\$0.00	\$0.0	0 \$0.00
									Racquetba	ll/Squash	1	\$0	Firep	laces			\$0	GCK Adj.	:	\$0.00	\$0.00	\$0.0	0 \$0.00
									Theater Ba	alcony		\$0	Sub	Total (build	ling)	\$2,885,5	90	S.F. Price	\$	76.68	\$103.57	\$131.6	6 \$75.97
									Plumbing			\$33,600	Qual	ity (Grade)			\$2	Sub-Total					
									Other Plun	nbing		\$0	Loca	tion Multipli	er	0	.85	Unit Cost	:	\$0.00	\$0.00	\$0.0	0 \$0.00
									Special Fe	atures		\$0	Rep	. Cost New		\$3,924,4	02	Elevated Floor	:	\$0.00	\$0.00	\$0.0	0 \$0.00
									Exterior Fe	atures		\$0						Total (Use)	\$1,04	45,608	\$723,333	\$875,80	2 \$207,246
											Summ	nary of Impr	ovem	ents									
Description			Story leight	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd		LCM	Adj Rate		ize	RCN	Norm Dep	Remain. Value	Abr Obs		Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Mixed Use Con	nmercial		1 eig iit 2	Brick	А	1844	1960	65 G	Nate	0.85	Nate	30,000 s	saft	\$3,924,402	77%	\$902,610			1.000	0.00	0.00	100.00	\$902,600
2: Paving			1	Asphalt		1950	1950	75 G	\$2.81	0.85	\$2.39	5,200 s		\$12,420	80%	\$2,480		5 100% 1.000 5 100% 1.000		0.00		100.00	\$2,500
L. I uving				rophan	U	1000	1000	10 0	ψ2.01	0.00	ψ2.03	5,200 3	· · · ·	ψ12,420	0070	Ψ2,700	0 /	10070 1.000	1.000	0.00	0.00	100.00	Ψ2,000