

89-18-05-440-401.000-030

MEREDITH, LLC

800 S 7TH ST

340, Light Manufacturing & Assembly

WAYNE COM-164599 (029)/ 1/2

General Information

Parcel Number 89-18-05-440-401.000-030
Local Parcel Number 50-05-440-401.000-29

Ownership

MEREDITH, LLC
JOHN MEREDITH
800 S 7TH ST
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/02/1900 to 01/01/1900.

Notes

4/9/2021 Misc: 21p22- 2021 Equalization Review JH/Nexus

Tax ID: 029-25423-00
Routing Number

Legal

LOTS 1-6 AMK REPLAT

Property Class 340
Light Manufacturing & Assembly



Industrial

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 164599-029 WAYNE COM-164599 (029)

Section/Plat 5005440

Location Address (1) 800 S 7TH ST RICHMOND, IN 47374

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 data for Land Type 11, Pricing Method A, etc.

Zoning

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.84), Actual Frontage (0), Developer Discount, Parcel Acreage (0.84), 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 (0.84), 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 (\$8,500), Total Value (\$8,500).

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/08/2023 bb

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Light Manufacturing
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	2	<b>Pre. Finish</b>	Semi-Finished
<b>Type</b>	N/A	<b># of Units</b>	0

	<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
--	-----------	----------	----------	----------

<b>Wall Type</b>	B: 1(118')	1: 1(84'),2(544')	U: 2(428')
<b>Heating</b>	840 sqft	21888 sqft	6018 sqft
<b>A/C</b>		1454 sqft	6018 sqft
<b>Sprinkler</b>	840 sqft	21888 sqft	6018 sqft

**Plumbing RES/CI**

<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	12	12	
<b>Total</b>	0	12	12	

**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
-------------	------	-------

**Special Features**

Description	Value	Description	Value
		1 x Drink Fount	\$800

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$2,165,099</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$2,185,099</b>
Plumbing	\$19,200	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$1,857,334</b>
Exterior Features	\$0		

**Floor/Use Computations**

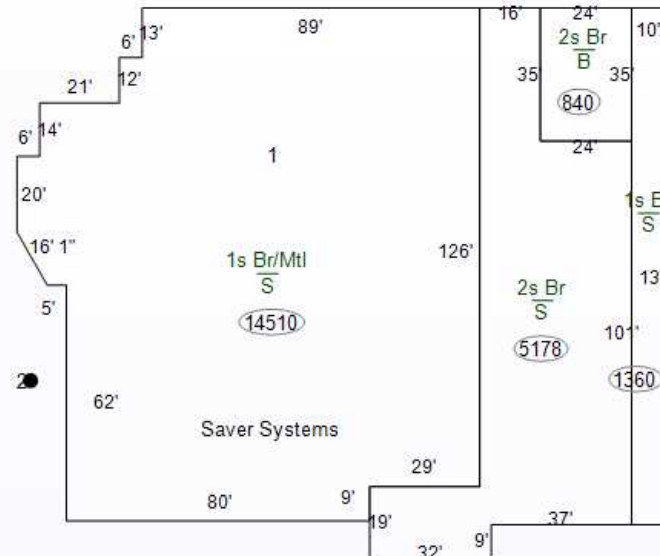
<b>Pricing Key</b>	GCI	GCI	GCI	GCI
<b>Use</b>	LUTLSTOR	INDOFF	LMFG	INDOFF
<b>Use Area</b>	840 sqft	1454 sqft	20434 sqft	6018 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft	0 sqft
<b>Use %</b>	100.0%	6.6%	93.4%	100.0%
<b>Eff Perimeter</b>	118'	628'	628'	428'
<b>PAR</b>	14	3	3	7
<b># of Units / AC</b>	0 / N	0 / N	0 / N	0 / N

<b>Avg Unit sz dpth</b>				
<b>Floor</b>	B	1	1	2
<b>Wall Height</b>	7'	10'	15'	10'

<b>Base Rate</b>	<b>\$90.42</b>	<b>\$102.45</b>	<b>\$77.67</b>	<b>\$127.56</b>
<b>Frame Adj</b>	(\$9.37)	(\$14.87)	(\$16.58)	(\$10.92)
<b>Wall Height Adj</b>	(\$4.50)	(\$3.14)	\$0.86	(\$6.60)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$76.55</b>	<b>\$84.44</b>	<b>\$61.95</b>	<b>\$110.04</b>
<b>BPA Factor</b>	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$76.55</b>	<b>\$84.44</b>	<b>\$61.95</b>	<b>\$110.04</b>

<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00	(\$9.57)
<b>Heating</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sprinkler</b>	\$3.67	\$3.54	\$3.30	\$5.29
<b>Lighting</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00	\$0.00

<b>S.F. Price</b>	<b>\$80.22</b>	<b>\$87.98</b>	<b>\$65.25</b>	<b>\$105.76</b>
<b>Sub-Total</b>				
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$67,385</b>	<b>\$127,921</b>	<b>\$1,333,330</b>	<b>\$636,464</b>



**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	2	5/6 Maso	C	1900	1975	50 A		0.85		28,746 sqft	\$1,857,334	80%	\$371,470	0%	100%	1.000 0.800	0.00	0.00	100.00	\$297,200
2: Fencing	1	7 Gauge	C	2000	2000	25 A	\$18.63	0.85	\$19.23	75' x 6'	\$1,442	80%	\$290	0%	100%	1.000 1.000	0.00	0.00	100.00	\$300
3: Paving	1	Asphalt	C	1990	1990	35 A	\$2.81	0.85	\$2.39	12,000 sqft	\$28,662	80%	\$5,730	0%	100%	1.000 1.000	0.00	0.00	100.00	\$5,700