

General Information

Parcel Number 89-18-08-410-205.000-030
Local Parcel Number 50-08-410-205.009-29

Tax ID: 029-99459-00

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 294198-029 WAYNE COM-294198 (029)
Section/Plat 5008410
Location Address (1) 1710 S 5TH ST RICHMOND, IN 47374

Ownership

FOX MODERN MASONRY LLC
424 TOSCHLOG RD
RICHMOND, IN 47374

Legal

LOTS 18 THRU 22 MURPHYS ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/14/2023 to 01/01/1900.

Notes

7/13/2023 Appeal: 2023 appeal: C-1, 35% obs on main bldg; -50% inf factor on land; re-check 1/1/24 for building remodel, use change to office/construction shop -BB/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 2023 and 2024.

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 data for Fci F.

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.98), Actual Frontage (260), Total Acres Farmland (0.98), and Total Value (\$19,100).

General Information

Occupancy	C/I Building	Pre. Use	Small Shop
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

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Wall Type	1: 1(60'),2(211')
Heating	3353 sqft
A/C	3353 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	6	6
Total	0	0	6

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
Porch, Open Frame	63	\$5,300
Patio, Concrete	445	\$2,900

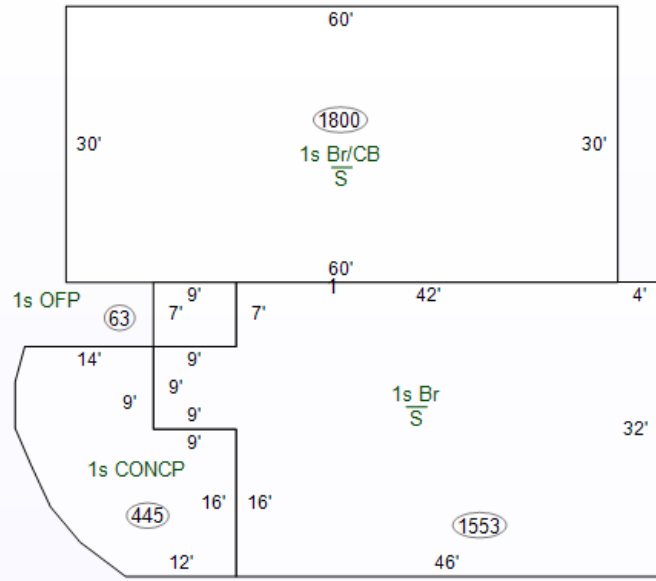
Special Features

Description	Value	Description	Value

Other Plumbing

Building Computations

Sub-Total (all floors)	\$406,496	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$424,296
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$360,652
Exterior Features	\$8,200		



Floor/Use Computations

Pricing Key	GCI	GCM
Use	SMSHOP	GENRET
Use Area	1800 sqft	1553 sqft
Area Not in Use	0 sqft	0 sqft
Use %	53.7%	46.3%
Eff Perimeter	271'	271'
PAR	8	8
# of Units / AC	0 / N	0
Avg Unit sz dpth		0
Floor	1	1
Wall Height	12'	14'
Base Rate	\$115.38	\$146.74
Frame Adj	(\$15.41)	\$0.00
Wall Height Adj	(\$4.97)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$95.00	\$146.74
BPA Factor	1.00	1.00
Sub Total (rate)	\$95.00	\$146.74
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$4.23	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$99.23	\$146.74
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$178,606	\$227,890

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	4/6 Maso	C	1973	2000	25 A		0.85		3,353 sqft	\$360,652	80%	\$72,130	27%	100%	1.000	1.000	0.00	0.00	100.00	\$52,700
2: Paving	1	Asphalt	C	1973	1973	52 F	\$2.81	0.85	\$2.39	16,500 sqft	\$39,410	80%	\$7,880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,900