

General Information

Parcel Number 89-18-09-130-310.000-030
Local Parcel Number 50-09-130-310.000-29

Tax ID: 029-52837-00

Routing Number

Property Class 480 Commercial Warehouse

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 5009130
Location Address (1) 1543 S 9TH ST RICHMOND, IN 47374

Ownership

BURCH, DENNIS M & JENNIFER J
1543 S 9TH ST
RICHMOND, IN 47374

Legal

50X337 FT PT NW SEC 9-13-1 SAME AS 0.38A EX
30 FT OFF E SIDE DED FOR ST



Transfer of Ownership

Date 01/01/1900 Owner BURCH, DENNIS M &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

12/22/2022 Nexus: 23P24- ADDED PAVING PER
REASSESSMENT REVIEW JH/NEXUS

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, 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). Values range from \$0 to \$95,300.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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. Values include Fci, F, 50, 50x285, 1.15, \$140, \$161, \$8,050, 0%, 1.0000, 0.00, 0.00, 100.00, \$8,050.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.33), Actual Frontage (50), Developer Discount, Parcel Acreage (0.33), 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 (0.33), 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 (\$8,100), Total Value (\$8,100).

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

SB	B	1	U
Wall Type			
1: 1(586')			
Heating			
672 sqft			
A/C			
672 sqft			
Sprinkler			

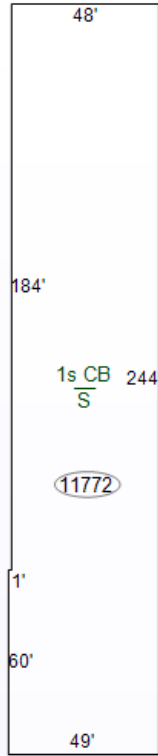
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	2	2	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	2	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 7500sqft	\$93,750		
Mezz 672sqft	\$21,625		

Building Computations			
Sub-Total (all floors)	\$517,474	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$636,049
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$70	Location Multiplier	0.85
Special Features	\$115,375	Repl. Cost New	\$432,513
Exterior Features	\$0		

Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENOFF	UTLSTOR
Use Area	672 sqft	11100 sqft
Area Not in Use	0 sqft	0 sqft
Use %	5.7%	94.3%
Eff Perimeter	586'	586'
PAR	5	5
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	8'	16'
Base Rate	\$115.60	\$57.61
Frame Adj	(\$9.80)	(\$16.93)
Wall Height Adj	(\$7.20)	\$1.30
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$98.60	\$41.98
BPA Factor	1.00	1.00
Sub Total (rate)	\$98.60	\$41.98
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)
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.	\$0.00	\$0.00
S.F. Price	\$98.60	\$40.65
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$66,259	\$451,215



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	Concrete	D	1951	1951	74	A		0.85		11,772 sqft	\$432,513	80%	\$86,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$86,500
2: Paving	1	Concrete	C	1951	1951	74	A	\$3.51	0.85	\$2.98	1,104 sqft	\$3,294	80%	\$660	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700