

General Information

Parcel Number 89-18-11-000-120.003-030
Local Parcel Number 50-11-000-120.030-29

Tax ID: 029-01612-02

Routing Number

Property Class 456
Parking Lot or Structure

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154172-029 WAYNE COM-154172 (029)
Section/Plat 5011000
Location Address (1) HODGIN RD RICHMOND, IN 47374

Ownership

CHERISH PROPERTY LLC
C/O CARDON ASSOCIATE
2749 E COVENANTER DR
BLOOMINGTON, IN 47401

Legal

LOT 2 CHERISH PROPERTY LLC PUD PHASE 1
PRIMARY CARE FACILITY NW 11-13-1 6.744A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, CHERISH PROPERTY, CO, /

Notes

4/20/2022 Nexus: changed land type from 3-support land to 13-undev usable C/I; allocated all land and imp to 2% tax cap (nursing/assisted living) -BB/Nexus



Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', Cl 100' Base Lot: Res 100' X 0', Cl 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. Rows for Land Type 11 and 13.

Zoning ZO01 Residential

Subdivision

Lot

Market Model WAYNE COM-154172 (029)

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 10/04/2018 df

Appraiser 10/04/2018 df

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.74), Actual Frontage (0), Developer Discount, Parcel Acreage (6.74), 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 (6.74), 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 (\$101,200), CAP 3 Value (\$0), Total Value (\$101,200)

General Information

Occupancy Paving
 Description Paving
 Story Height 0
 Style N/A
 Finished Area
 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
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Description	Count	Value
1	2	

Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments Row Type Adj.

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$30,334

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: Paving	1	Asphalt	C	2006	2006	19 A	\$2.81	0.85	\$2.39	12,700 sqft	\$30,334	80%	\$6,070	0%	100%	1.000	1.000	0.00	100.00	0.00	\$6,100
2: Paving	1	Asphalt	C	2008	2008	17 A	\$2.81	0.85	\$2.39	8,900 sqft	\$21,258	80%	\$4,250	0%	100%	1.000	1.000	0.00	100.00	0.00	\$4,300