

General Information

Parcel Number 89-18-17-000-202.000-030
Local Parcel Number 50-17-000-202.000-29

Tax ID: 029-02989-00

Routing Number

Property Class 340 Light Manufacturing & Assembly

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 5017000

Location Address (1) 2200 S US HIGHWAY 27 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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 2028

Ownership

BELDEN INC C/O CHRISTINE HILLING 2200 US HWY 27 S RICHMOND, IN 47374

Legal

PT NE SEC 17-13 1 14.97A *ERA*



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

Table with 7 columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Assessment Year. Rows include Land, Improvement, and Total values for years 2022-2025.

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

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. Rows for lots 11 and 14.

Lot

Market Model N/A

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Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for dates 02/04/2014 and 01/01/1900.

Industrial

Notes

4/9/2021 Misc: 21p22- 2021 Equalization Review JH/Nexus
12/11/2019 Misc: 10/27/19 - reassessment - changed eff age - RC

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (14.97), Actual Frontage (0), Developer Discount, Parcel Acreage (14.97), 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 (14.97), 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 (\$108,500), Total Value (\$108,500).

General Information

Occupancy	C/I Building	Pre. Use	Industrial Office
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	1: 1(1163'),2(568'),3	U: 1(246'),2(256')
Heating	119430 sqft	13951 sqft
A/C	119430 sqft	13951 sqft
Sprinkler	119430 sqft	13951 sqft

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	70	70
Total	0	70	70

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
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Special Features

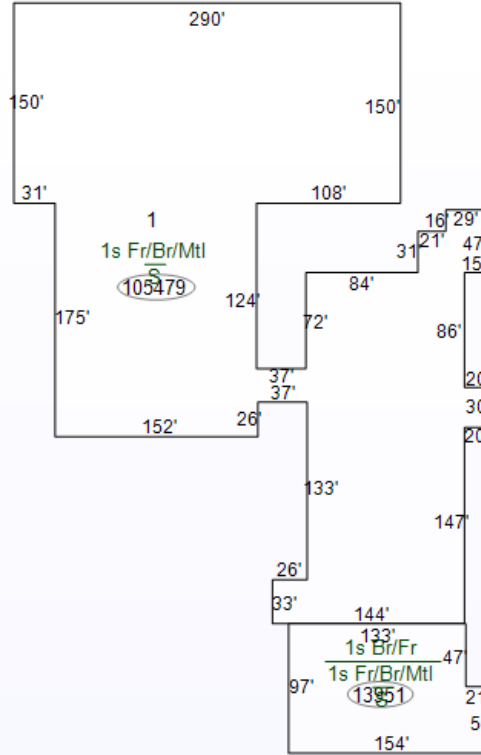
Description	Value
FE, H	\$98,300
DF, TW/R 0' 45x70	\$15,090
DF, TW/R 120' 20x60	\$11,420
Mezz 7532sqft	\$224,002
Mezz 1872sqft	\$92,814

Other Plumbing

Description	Value
6 x Ref Wat Cooler	\$7800
2 x Emerg Eye	\$1400
1 x SCirc Wash, GR/F	\$2400

Building Computations

Sub-Total (all floors)	\$11,321,002
Garages	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$112,000
Other Plumbing	\$11,600
Special Features	\$441,625
Exterior Features	\$0
Sub-Total (building)	\$11,886,228
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$10,103,293



Floor/Use Computations

Pricing Key	GCI	GCI	GCI	GCI
Use	INDOFF	LMFG	LUTLSTOR	INDOFF
Use Area	74403 sqft	43013 sqft	2014 sqft	13951 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	62.3%	36.0%	1.7%	100.0%
Eff Perimeter	2472'	2472'	2472'	502'
PAR	2	2	2	4
# of Units / AC	0 / N	0 / N	0 / N	0 / N

Avg Unit sz dpth				
Floor	1	1	1	2
Wall Height	14'	24'	13'	14'

Base Rate	\$88.90	\$64.24	\$41.81	\$99.79
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$2.63	\$6.16	(\$0.47)	\$4.09
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00

Adj Base Rate	\$91.53	\$70.40	\$41.34	\$103.88
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$91.53	\$70.40	\$41.34	\$103.88

Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	(\$7.66)	(\$1.38)	(\$0.62)	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$2.63	\$4.23	\$0.00
Sprinkler	\$2.64	\$2.51	\$1.96	\$4.16
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$86.52	\$74.16	\$46.91	\$108.04

Sub-Total				
Unit Cost	\$46,137.00	\$0.00	\$46,137.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$6,483,119	\$3,189,954	\$140,619	\$1,507,310

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	2/6 Maso	C	1979	1985	40 G		0.85		133,381 sqft	\$10,103,293	74%	\$2,626,860	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,626,900
2: Fencing	1	9 Gauge	C	1979	1979	46 A	\$15.94	0.85	\$16.51	3500' x 6'	\$57,801	80%	\$11,560	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,600
3: Paving	1	Asphalt	C	1989	1989	36 A	\$2.24	0.85	\$1.90	120,000 sqft	\$228,480	80%	\$45,700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$45,700
4: Utility Shed	1	SV	D	1995	1995	30 A		0.85		10'x12'		60%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0