

89-16-32-440-502.000-030

General Information

Parcel Number
89-16-32-440-502.000-030

Local Parcel Number
46-32-440-502.000-29

Tax ID:
029-37625-00

Routing Number
4632440-085

Property Class 449
Office Bldg (3 Stories or More, Elev

RENTAL

Year: 2024

600 BUILDING, LLC

Ownership

600 BUILDING, LLC
801 N A ST
RICHMOND, IN 47374

Legal
69.97 FT X 144.85 FT W/END LOTS 52 & 53 JC &
20 FT LOT 52 JC *TIF*

600 E MAIN ST

Transfer of Ownership

Date
01/01/1900

Owner
600 BUILDING, LLC

Doc ID

Code

Book/Page

Adj Sale Price

VII

600 BUILDING, LLC

Ownership

600 BUILDING, LLC
801 N A ST
RICHMOND, IN 47374

Legal
69.97 FT X 144.85 FT W/END LOTS 52 & 53 JC &
20 FT LOT 52 JC *TIF*

600 E MAIN ST

Transfer of Ownership

Date
01/01/1900

Owner
600 BUILDING, LLC

Doc ID

Code

Book/Page

Adj Sale Price

VII

449, Office Bldg (3 Stories or More, Elev

Notes

1/6/2022 Misc: 2022 GENERAL REVAL

8/30/2019 Appeal: 2019 appeal withdrawn with no
changes prior to PTABOA hearing -BB/Nexus

4/1/2019 Misc: 19p20- Changed Eff Age per
Equalization JHI/Nexus

7/31/2017 Misc: 2018: GENERAL REVALUATION

WAYNE COM-294199 (029)/ 1/4

Valuation Records (Work In Progress values are not certified values and are subject to change)							Commercial
2024	Assessment Year		2024	2023	2022	2021	2020
WIP	Reason For Change		AA	AA	AA	AA	AA
04/11/2024	As Of Date		04/17/2024	04/20/2023	04/22/2022	04/16/2021	01/01/2020
Indiana Cost Mod	Valuation Method		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor		1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required							
\$22,100	Land		\$22,100	\$22,100	\$22,100	\$22,100	\$22,100
\$0	Land Res (1)		\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)		\$0	\$0	\$0	\$0	\$0
\$22,100	Land Non Res (3)		\$22,100	\$22,100	\$22,100	\$22,100	\$22,100
\$189,800	Improvement		\$189,800	\$189,800	\$192,000	\$190,100	\$190,100
\$0	Imp Res (1)		\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0
\$189,800	Imp Non Res (3)		\$189,800	\$189,800	\$192,000	\$190,100	\$190,100
\$211,900	Total		\$211,900	\$211,900	\$214,100	\$212,200	\$212,200
\$0	Total Res (1)		\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)		\$0	\$0	\$0	\$0	\$0
\$211,900	Total Non Res (3)		\$211,900	\$211,900	\$214,100	\$212,200	\$212,200
Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')							

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	3	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 1(352')	1: 2(432')	U: 2(784')
Heating	6892 sqft	10156 sqft	17048 sqft
A/C	5880 sqft	10156 sqft	17048 sqft

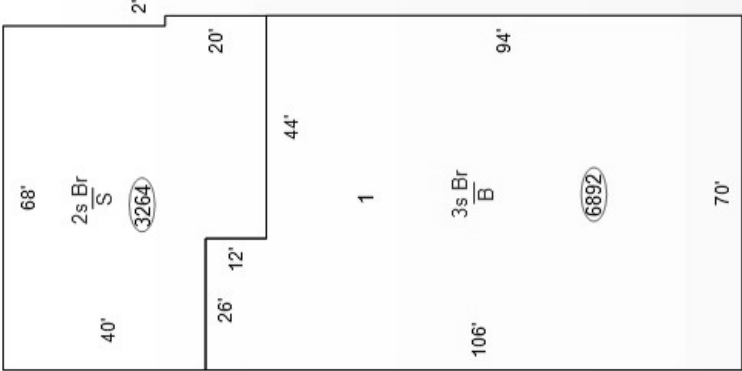
Sprinkler

Plumbing RES/CI		Roofing	
#	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	27	27
Total	0	0	27

Exterior Features	
Low Prof	
SteelGP	
HGSR	
PPS	
Sand Pnl	

Description	Area	Value
-------------	------	-------

Special Features		Other Plumbing	
Description	Value	Description	Value
FE: H	\$73,300	2 x Ref Wat Cooler	\$2600
Penthse 80sqft	\$3,930		



Building Computations			
Sub-Total (all floors)	\$2,684,450	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$2,807,480
Plumbing	\$43,200	Quality (Grade)	\$1
Other Plumbing	\$2,600	Location Multiplier	0.87
Special Features	\$77,230	Repl. Cost New	\$2,442,507
Exterior Features	\$0		

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
1: Mixed Use Commercial	3	Brck	C	1924	1970	54 A		0.87		34,096 sqft	\$2,442,507	79%	\$512,930	63%

Floor/Use Computations									
Pricing Key	GCM	GCM	GCM	GCM	GCM	GCM	GCM	GCM	GCM
Use	GENOFF	UTLSTOR	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	5880 sqft	1012 sqft	10156 sqft	10156 sqft	10156 sqft	10156 sqft	10156 sqft	10156 sqft	10156 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	85.3%	14.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	352'	352'	432'	432'	432'	432'	432'	432'	432'
PAR	5	5	5	5	5	5	5	5	5
# of Units / AC	0	0	0	0	0	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1	-1	-1	-1	-1	-1
Floor	B	B	B	B	B	B	B	B	B
Wall Height	8'	8'	12'	12'	12'	12'	12'	12'	12'
Base Rate	\$72.70	\$25.91	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$3.02)	(\$0.65)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$69.68	\$25.26	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14
BPA Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sub Total (rate)	\$69.68	\$25.26	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$69.68	\$25.26	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14	\$89.14
Sub-Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$409,718	\$25,563	\$905,306	\$905,306	\$905,306	\$905,306	\$905,306	\$905,306	\$905,306

Floor/Use Computations									
Pricing Key	GCM								
Use	GENOFF								
Use Area	6892 sqft								
Area Not in Use	0 sqft								
Use %	100.0%								
Eff Perimeter	352'								
PAR	5								
# of Units / AC	0								
Avg Unit sz dpth	-1								
Floor	3								
Wall Height	10'								
Base Rate	\$86.44								
Frame Adj	\$0.00								
Wall Height Adj	(\$4.52)								
Dock Floor	\$0.00								
Roof Deck	\$0.00								
Adj Base Rate	\$81.92								
BPA Factor	1.00								
Sub Total (rate)	\$81.92								
Interior Finish	\$0.00								
Partitions	\$0.00								
Heating	\$0.00								
A/C	\$0.00								
Sprinkler	\$0.00								
Lighting	\$0.00								
Unit Finish/SR	\$0.00								
GCK Adj.	\$0.00								
S.F. Price	\$81.92								
Sub-Total									
Unit Cost	\$0.00								
Elevated Floor	\$0.00								
Total (Use)	\$564,593								

Summary of Improvements									
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM

