

89-16-32-440-502.000-030

600 BUILDING, LLC

600 E MAIN ST

449, Office Bldg (3 Stories or More, Elev

WAYNE COM-294199 (029)/

1/4

**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** RENTAL  
Office Bldg (3 Stories or More, Elev

**Ownership**

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

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	600 BUILDING, LLC		CO	/			

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8/30/2019 Appeal: 2019 appeal: withdrawn with no changes prior to PTABOA hearing -BB/Nexus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

7/31/2017 Misc: 2018: GENERAL REVALUATION

**Legal**

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



**Commercial**

Year: 2024

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 030 (Local 029)**  
RICHMOND CITY -WAYNE TWP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 294199-029**  
WAYNE COM-294199 (029)

**Section/Plat**  
4632440

**Location Address (1)**  
600 E MAIN ST  
RICHMOND, IN 47374

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
04/11/2024	<b>As Of Date</b>	04/17/2024	04/20/2023	04/22/2022	04/16/2021	01/01/2020
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$22,100</b>	<b>Land</b>	<b>\$22,100</b>	<b>\$22,100</b>	<b>\$22,100</b>	<b>\$22,100</b>	<b>\$22,100</b>
\$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
<b>\$189,800</b>	<b>Improvement</b>	<b>\$189,800</b>	<b>\$189,800</b>	<b>\$192,000</b>	<b>\$190,100</b>	<b>\$190,100</b>
\$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
<b>\$211,900</b>	<b>Total</b>	<b>\$211,900</b>	<b>\$211,900</b>	<b>\$214,100</b>	<b>\$212,200</b>	<b>\$212,200</b>
\$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')**

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
Fci	F		70	70x165	1.05	\$300	\$315	\$22,050	0%	1.0000	0.00	0.00	100.00	\$22,050

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
WAYNE COM-294199 (029)

**Characteristics**

**Topography**  **Flood Hazard**

**Public Utilities** ERA

All

**Streets or Roads** TIF

Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Thursday, May 9, 2024  
Review Group 2026

Data Source Aerial Collector 09/14/2021 rc Appraiser 09/14/2021 rc

**Land Computations**

Calculated Acreage	0.27
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.27
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	0.27
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	\$22,100
<b>Total Value</b>	<b>\$22,100</b>

**General Information**

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

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

**Plumbing RES/CI**

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	27	27	
<b>Total</b>	0	0	27	27

**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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

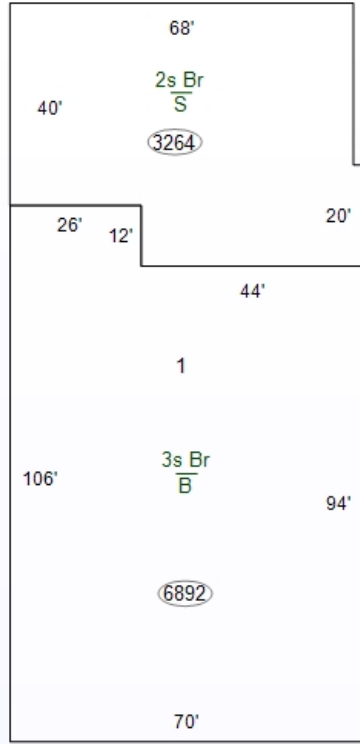
<b>Description</b>	<b>Value</b>
FE, H	\$73,300
Penthse 80sqft	\$3,930

**Other Plumbing**

<b>Description</b>	<b>Value</b>
2 x Ref Wat Cooler	\$2600

**Building Computations**

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



**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM	GCM	GCM
<b>Use</b>	GENOFF	UTLSTOR	GENOFF	GENOFF
<b>Use Area</b>	5880 sqft	1012 sqft	10156 sqft	10156 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft	0 sqft
<b>Use %</b>	85.3%	14.7%	100.0%	100.0%
<b>Eff Perimeter</b>	352'	352'	432'	432'
<b>PAR</b>	5	5	4	4
<b># of Units / AC</b>	0	0	0	0
<b>Avg Unit sz dpth</b>	-1	-1	-1	-1
<b>Floor</b>	B	B	1	2
<b>Wall Height</b>	8'	8'	12'	10'
<b>Base Rate</b>	<b>\$72.70</b>	<b>\$25.91</b>	<b>\$89.14</b>	<b>\$80.63</b>
<b>Frame Adj</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Wall Height Adj</b>	(\$3.02)	(\$0.65)	\$0.00	(\$3.90)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$69.68</b>	<b>\$25.26</b>	<b>\$89.14</b>	<b>\$76.73</b>
<b>BPA Factor</b>	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$69.68</b>	<b>\$25.26</b>	<b>\$89.14</b>	<b>\$76.73</b>
<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$69.68</b>	<b>\$25.26</b>	<b>\$89.14</b>	<b>\$76.73</b>
<b>Sub-Total</b>				
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$409,718</b>	<b>\$25,563</b>	<b>\$905,306</b>	<b>\$779,270</b>

**Summary of Improvements**

<b>Description</b>	<b>Story Height</b>	<b>Constr Type</b>	<b>Grade</b>	<b>Year Built</b>	<b>Eff Year</b>	<b>Eff Co Age nd</b>	<b>Base Rate</b>	<b>LCM</b>	<b>Adj Rate</b>	<b>Size</b>	<b>RCN</b>	<b>Norm Dep</b>	<b>Remain. Value</b>	<b>Abn Obs</b>	<b>PC Nbhd</b>	<b>Mrkt</b>	<b>Cap 1</b>	<b>Cap 2</b>	<b>Cap 3</b>	<b>Improv Value</b>	
1: Mixed Use Commercial	3	Brick	C	1924	1970	54 A		0.87		34,096 sqft	\$2,442,507	79%	\$512,930	63%	100%	1.000	1.000	0.00	0.00	100.00	\$189,800

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'
<b>Base Rate</b>	<b>\$86.44</b>
Frame Adj	\$0.00
Wall Height Adj	(\$4.52)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$81.92</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$81.92</b>
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
<b>S.F. Price</b>	<b>\$81.92</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$564,593</b>

Special Features		Exterior Features		
Description	Value	Description	Area	Value

Other Plumbing	
Description	Value

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

