

General Information
Parcel Number
 25-07-09-171-004.000-009
Local Parcel Number
 01012200600
Tax ID:

Routing Number
 53C-171-18 & 19

Ownership
 Hoge Jack L
 917 E 9th Street
 Rochester, IN 46975

Legal
 EAST 18.485' LOT 2 MANITOU HEIGHTS
 WEST 5.465' LOT 3 MANITOU HEIGHTS
 LOT 2 SEC A MANITOU HEIGHTS

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/29/2000	Hoge Jack L		WD	/	\$0	I
09/11/2000	DOC# 0003474 FELLE		WD	/	\$0	I
03/09/1999	DOC# 9901076 REIBL		WD	/	\$0	I
08/24/1990	LYLE K. & CAROL A.		WD	/	\$0	I
10/04/1976	E. VANDERMARK		WD	/	\$0	I

Notes
 9/26/2011 : PER CYCLICAL REVIEW 6/15/2011 RTO, DWELLING GRADE CHANGED FROM C TO D, REMOVED CANOPY SR
 9/30/2009 : RECHECKED BLDG. 9-30-09 JD
 3/1/2009 : CHGD NBHD FROM 99125 TO 88130; CORRECTED FRONTAGE ON LAND; ADDED BLDG THAT SUNSATON IS IN 20 X 78 BLT IN 53 FOR 2008 PAY 2009 PER CYCLICAL REVIEW INFORMATION

Property Class 429
 Other Retail Structures



Commercial

Year: 2020

Location Information

County
 Fulton
Township
 ROCHESTER TOWNSHIP
District 009 (Local 010)
 ROCHESTER CITY
School Corp 2645
 ROCHESTER COMMUNITY
Neighborhood 88130-009
 88130
Section/Plat

Location Address (1)
 917 E 9TH ST
 ROCHESTER, IN 46975

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/18/2020	As Of Date	03/10/2020	04/04/2019	06/20/2018	03/29/2017	05/04/2016
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$9,800	Land	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,800	Land Non Res (3)	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800
\$44,000	Improvement	\$44,000	\$44,000	\$42,100	\$40,900	\$40,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$44,000	Imp Non Res (3)	\$44,000	\$44,000	\$42,100	\$40,900	\$40,900
\$53,800	Total	\$53,800	\$53,800	\$51,900	\$50,700	\$50,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,800	Total Non Res (3)	\$53,800	\$53,800	\$51,900	\$50,700	\$50,700

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		20	20x150	1.14	\$200	\$228	\$4,560	0%	0%	1.0000	\$4,560
Fci	F		5	5x150	1.14	\$200	\$228	\$1,140	0%	0%	1.0000	\$1,140
Fci	F		18	18x150	1.14	\$200	\$228	\$4,104	0%	0%	1.0000	\$4,104

Zoning

Subdivision

Lot

Market Model
 88130-009C

Characteristics

Topography Level
Flood Hazard
Public Utilities All
ERA
Streets or Roads Paved, Sidewalk
TIF
Neighborhood Life Cycle Stage Other

Land Computations

Calculated Acreage	0.15
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$9,800
Total Value	\$9,800

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	CBD-FINOP	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(316')
Heating	4296 sqft
A/C	4296 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	1	2	
Kitchen Sinks	0	0	0	
Water Heaters	0	0	0	
Add Fixtures	0	0	0	
Total	0	0	1	2

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

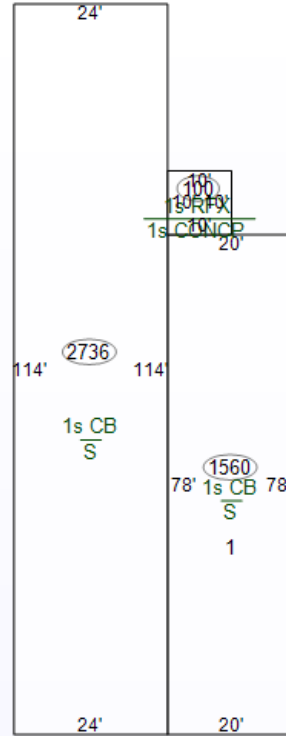
Description	Area	Value
Canopy, Roof Extension	100	\$1,100
Patio, Concrete	100	\$600

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	4296 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	316'
PAR	7
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$82.45
Frame Adj	(\$8.90)
Wall Height Adj	(\$2.02)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$71.53
BPA Factor	1.00
Sub Total (rate)	\$71.53
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	\$71.53
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$307,293

Building Computations

Sub-Total (all floors)	\$307,293	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$312,193
Plumbing	\$3,200	Quality (Grade)	\$249,755
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$219,784
Exterior Features	\$1,700		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: CBD-FINOP	0%	1	Concrete Block	D	1953	1953	67	A		0.88		4,296 sqft	\$219,784	80%	\$43,960	0%	100%	1.000	1.0000	\$44,000