

General Information

Parcel Number 85-10-36-300-005.000-008
Local Parcel Number 0130050500

Tax ID:

Routing Number 11

Property Class 429 Other Retail Structures

Year: 2020

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 008 (Local 008)
School Corp 8050
Neighborhood 8508344-008
Section/Plat 36
Location Address (1) 1300 MANCHESTER AVE WABASH, IN 46992

Ownership

ROSS & ASSOCIATES
187 EMS T46 N
LEESBURG, IN 46536-9197

Legal

PT E1/2 SW1/4 36-28-6 9.912AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/16/1998 and 01/01/1900.

Notes

12/11/2018 RP: Reassessment Packet 2019
3/15/2016 MEM: THIS PARCEL ANNEXED FROM NOBLE TWP TO WABASH-NOBLE 98 PAY 99 ORDINANCE # 8 7/15/97



Commercial

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include 11, 13, and 82.

Zoning

Subdivision

Lot

Market Model 8508344-008 - Commercial

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Monday, August 10, 2020

Review Group 2019

Data Source Estimated

Collector 12/05/2018 BS

Appraiser 01/01/2019 BS

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (9.91), Actual Frontage (0), Developer Discount, Parcel Acreage (9.91), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (9.72), 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 (\$203,800), Total Value (\$203,800).

General Information

Occupancy	C/I Building	Pre. Use	Medical Office
Description	C/I Building C 02	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(242')
Heating	3504 sqft
A/C	3504 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	2	4
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	2	4

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

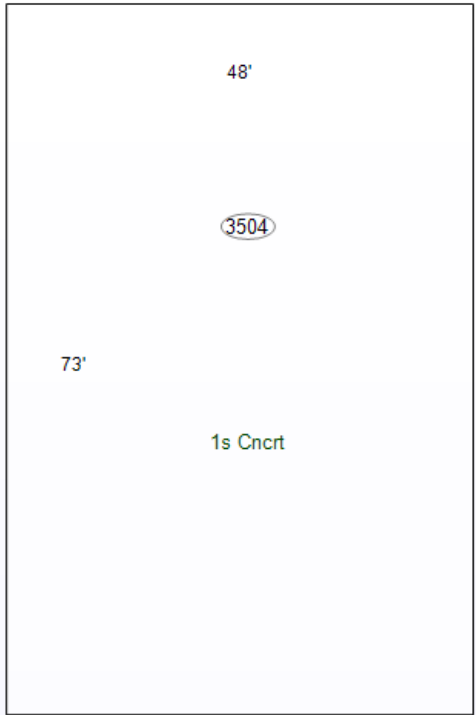
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$318,128	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$324,528
Plumbing	\$6,400	Quality (Grade)	\$324,529
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$285,585
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM
Use	MEDOFF
Use Area	3504 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	242'
PAR	7
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$98.94
Frame Adj	(\$8.15)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$90.79
BPA Factor	1.00
Sub Total (rate)	\$90.79
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	\$90.79
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$318,128

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 02	0%	1	Concrete	C	1952	1970	50 G		0.88		3,504 sqft	\$285,585	80%	\$57,120	5%	100%	1.000	1.0000	\$54,300

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 03	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(240')
Heating	3600 sqft
A/C	3600 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	2	4
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	2	4

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
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Other Plumbing

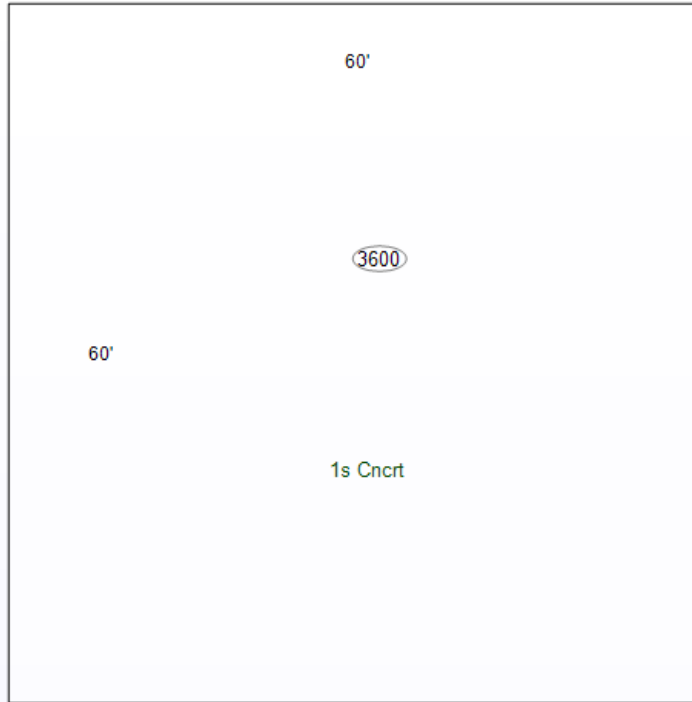
Description	Value
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Building Computations

Sub-Total (all floors)	\$257,508	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$263,908
Plumbing	\$6,400	Quality (Grade)	\$263,909
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$232,239
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 03	0%	1	Concrete	C	1952	1952	68 G		0.88		3,600 sqft	\$232,239	80%	\$46,450	30%	100%	1.000	1.0000	\$32,500



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	3600 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	240'
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)	\$257,508

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 04	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(428')
Heating	10364 sqft
A/C	1600 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	6	6
Total	0	0	6	6

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

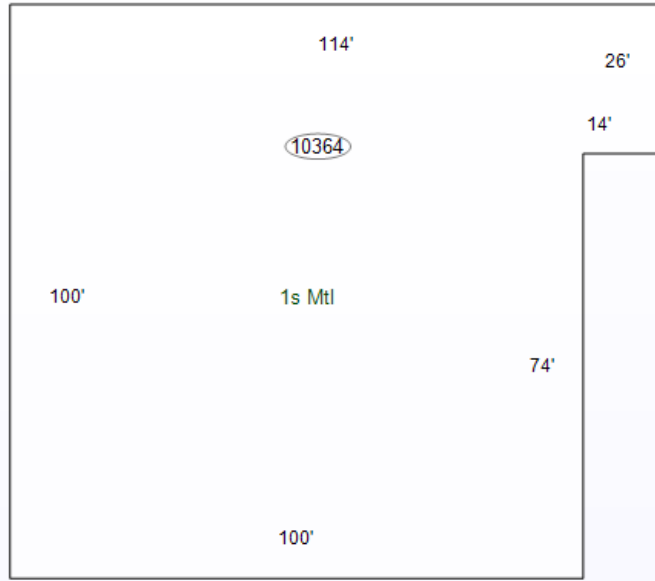
Description	Area	Value
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Special Features

Description	Value
Mezz 1600sqft	\$19,232

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENOFF
Use Area	8764 sqft	1600 sqft
Area Not in Use	0 sqft	0 sqft
Use %	84.6%	15.4%
Eff Perimeter	428'	428'
PAR	4	4
# of Units / AC	0	0
● Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	16'	8'
Base Rate	\$34.49	\$74.86
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.94	(\$4.84)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$35.43	\$70.02
BPA Factor	1.00	1.00
Sub Total (rate)	\$35.43	\$70.02
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$35.43	\$70.02
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$310,509	\$112,032

Building Computations

Sub-Total (all floors)	\$422,541	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$451,373
Plumbing	\$9,600	Quality (Grade)	\$406,236
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$19,232	Repl. Cost New	\$357,487
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 04	0%	1	Metal	D+2	1986	1986	34 A		0.88		10,364 sqft	\$357,487	80%	\$71,500	10%	100%	1.000	1.0000	\$64,400
2: Docking Facilities - Tru	0%	1		C	1986	1986	34 A		0.88		42' 0sqft	\$1,197	72%	\$340	0%	100%	1.000	1.0000	\$300