

General Information

Parcel Number 85-07-06-204-004.000-002
Local Parcel Number 0110221500

Tax ID:

Routing Number 5H.3

Property Class 640 Exempt, Municipality

Year: 2017

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002)
School Corp 8045
Neighborhood 8502520-002
Section/Plat 06
Location Address (1) 806 W SOUTH ST

Zoning

Subdivision

Lot

Market Model 8502520-002 - Exempt/Utility

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Printed Thursday, July 06, 2017

Review Group 2014

Ownership

N MANCHESTER TOWN OF
103 E MAIN ST
NORTH MANCHESTER, IN 46962

Legal

HYMERS W 36' 68 & VAC ALLEY HYMERS
LESS N 1' 69 HYMERS
LESS N 1' 70



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 03/15/1996 and 01/01/1900.

Notes

8/26/2010 MEM: CHILD CARE FACILITY
1/1/1900 RP: Reassessment Packet 16

Exempt

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 valuation data for 2017 and 2016.

Land Data (Standard Depth: Res 150', CI 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows Fci F 66 66x132 0.95 \$200 \$190 \$12,540 0% 0% 1.0000 \$12,540

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.20), Actual Frontage (66), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$12,500), Total Value (\$12,500)

Data Source N/A

Collector 11/11/2010 RS

Appraiser 03/01/2012 RS

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A		

SB B 1 U

Wall Type	1(240')
Heating	3200 sqft
A/C	3200 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	14	14
Total	0	0	14	14

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
Porch, Open Frame	90	\$0

Special Features

Description	Value	Description	Value

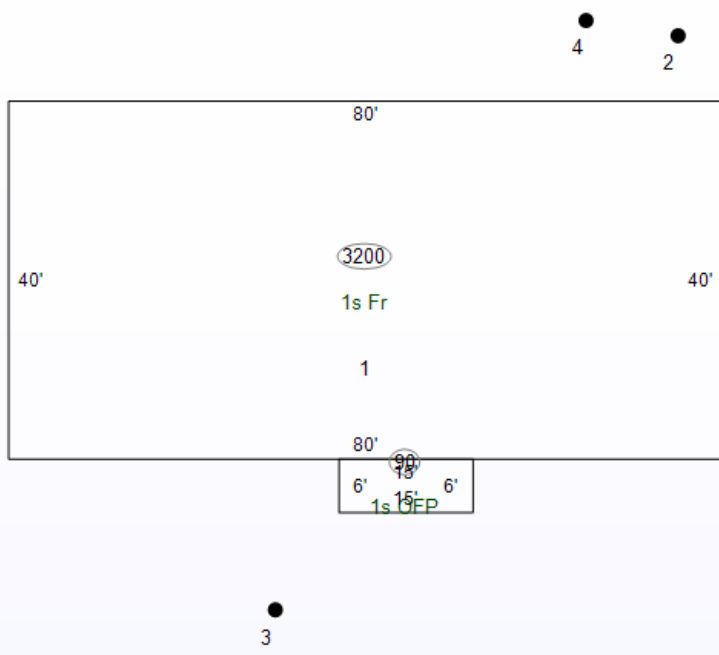
Other Plumbing

Building Computations

Sub-Total (all floors)	\$272,512	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$299,212
Plumbing	\$22,400	Quality (Grade)	\$299,213
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$263,307
Exterior Features	\$4,300		

Floor/Use Computations

Pricing Key	GCM
Use	GENOFF
Use Area	3200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	240'
PAR	8
# of Units / AC	-1
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'
Base Rate	\$98.36
Frame Adj	(\$6.84)
Wall Height Adj	(\$6.36)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$85.16
BPA Factor	1.00
Sub Total (rate)	\$85.16
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	\$85.16
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$272,512



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 01	0%	1	Wood Frame	C	1965	1965	52 G		0.88			\$263,307	73%	\$71,090	0%	100%	1.00	1.0000	\$71,100
2: Utility Shed C 01	0%	1	SV	D	1989	1989	28 P		0.88		8'x24'		75%		0%	100%	1.00	1.0000	\$300
3: Paving C 01	0%	1	Asphalt	C	1982	1982	35 A	\$2.50	0.88	\$2.50	5000 sqft	\$11,000	80%	\$2,200	0%	100%	1.00	1.0000	\$2,200
4: Barn, Pole (T3) C 01	0%	1	T31SO	C	1996	1996	21 A	\$14.23	0.88	\$12.97	30' x 30' x 8'	\$10,269	40%	\$6,160	0%	100%	1.00	1.0000	\$6,200