

43-05-27-200-134.000-004

General Information

Parcel Number  
43-05-27-200-134.000-004

Local Parcel Number  
1271900050

Tax ID:

Routing Number  
012-060-044

Property Class 430  
Restaurant, Cafeteria or Bar

Year: 2023

Location Information

County  
Kosciusko

Township  
ETNA

District 004 (Local 004 )  
ETNA GREEN TOWN

School Corp 5495  
TRITON

Neighborhood 1202060-004  
COMM ETNA GREEN - LOTS

Section/Plat  
27-33-4

Location Address (1)  
204 E STATE ST  
ETNA GREEN, IN 46524

Zoning  
COMMERCIAL COMMERCIAL

Subdivision  
Jordans Plat to Etna Green

Lot  
8-9

Market Model  
13 SMALL TOWNS

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage  
Other

Printed Sunday, April 2, 2023

Review Group 2023

GEORGE AND ANGIE'S PUB LL

Ownership

GEORGE AND ANGIE'S PUB LLC  
10779 N 900 W  
NAPPANEE, IN 46550

Legal

12-60-44  
LOTS 8 & 9 JORDONS PLAT TO ETNA GREEN



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$57,900	Land	\$57,900	\$60,000	\$60,000	\$61,300	\$61,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$57,900	Land Non Res (3)	\$57,900	\$60,000	\$60,000	\$61,300	\$61,900
\$96,800	Improvement	\$96,800	\$94,800	\$100,500	\$104,100	\$106,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$96,800	Imp Non Res (3)	\$96,800	\$94,800	\$100,500	\$104,100	\$106,300
\$154,700	Total	\$154,700	\$154,800	\$160,500	\$165,400	\$168,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$154,700	Total Non Res (3)	\$154,700	\$154,800	\$160,500	\$165,400	\$168,200

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 83' X 132', CI 83' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		89	85x277	1.19	\$260	\$309	\$26,265	0%	0%	1.1400	\$29,940
Fci	F		89	85x263	1.18	\$260	\$307	\$26,095	-6%	0%	1.1400	\$27,980

204 E STATE ST

430, Restaurant, Cafeteria or Bar

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/10/2021	GEORGE AND ANGIE	2021050356	CW	/	\$10,496	I
08/02/2018	HUNTERS BBQ & CA	2018080095	WD	/	\$200,000	V
11/03/2017	FAULKNER LYLE D	2017110164	QC	/	\$0	I
12/12/2016	FAULKNER LYLE D II	2016120470	WD	/	\$0	I
01/04/2016	FAULKNER LYLE D &	2016010024	WD	/	\$125,000	I
05/20/2014	SLOUGH JAMES L 1/	2014050815	WD	/	\$0	I

Commercial

COMM ETNA GREEN - LOT 1/2

Notes

5/5/2022 REA: 2023 CORRECTED LOT SIZE & CR STONE AREA

10/8/2018 REA: 2019 REMOVED 7X11 UTL SHED, COMBINED CS PAVING & CHANGED EFF AGE PER PICTOMETRY

1/29/2018 2018: CHANGED TO100% COMPLETE, CHANGED RFX/CONC TO OFP, ADDED MORE CRUSHED STONE, CONC, REMOVED ASPHALT

1/25/2017 2017: BLDG REMODEL 88% COMPLETE, ADDED COOLER/ADDITION PER FIELD CHECK

7/24/2014 REA: REA 2015 CHANGED SF OF CRUSHED STONE

10/8/2007 COMM: GEORGE'S HIGHLANDER BAR & GRILL

Land Computations

Calculated Acreage	1.05
Actual Frontage	178
Developer Discount	<input type="checkbox"/>
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	\$57,900
Total Value	\$57,900

1. Open, Open Flame	10.1	\$0, 100
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<p>                     2017                      2016                      2015                      2014                      2013                      2012                      2011                      2010                      2009                      2008                      2007                      2006                      2005                      2004                      2003                      2002                      2001                      2000                      1999                      1998                      1997                      1996                      1995                      1994                      1993                      1992                      1991                      1990                      1989                      1988                      1987                      1986                      1985                      1984                      1983                      1982                      1981                      1980                      1979                      1978                      1977                      1976                      1975                      1974                      1973                      1972                      1971                      1970                      1969                      1968                      1967                      1966                      1965                      1964                      1963                      1962                      1961                      1960                      1959                      1958                      1957                      1956                      1955                      1954                      1953                      1952                      1951                      1950                      1949                      1948                      1947                      1946                      1945                      1944                      1943                      1942                      1941                      1940                      1939                      1938                      1937                      1936                      1935                      1934                      1933                      1932                      1931                      1930                      1929                      1928                      1927                      1926                      1925                      1924                      1923                      1922                      1921                      1920                      1919                      1918                      1917                      1916                      1915                      1914                      1913                      1912                      1911                      1910                      1909                      1908                      1907                      1906                      1905                      1904                      1903                      1902                      1901                      1900                      1899                      1898                      1897                      1896                      1895                      1894                      1893                      1892                      1891                      1890                      1889                      1888                      1887                      1886                      1885                      1884                      1883                      1882                      1881                      1880                      1879                      1878                      1877                      1876                      1875                      1874                      1873                      1872                      1871                      1870                      1869                      1868                      1867                      1866                      1865                      1864                      1863                      1862                      1861                      1860                      1859                      1858                      1857                      1856                      1855                      1854                      1853                      1852                      1851                      1850                      1849                      1848                      1847                      1846                      1845                      1844                      1843                      1842                      1841                      1840                      1839                      1838                      1837                      1836                      1835                      1834                      1833                      1832                      1831                      1830                      1829                      1828                      1827                      1826         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1787                      1786                      1785                      1784                      1783                      1782                      1781                      1780                      1779                      1778                      1777                      1776                      1775                      1774                      1773                      1772                      1771                      1770                      1769                      1768                      1767                      1766                      1765                      1764                      1763                      1762                      1761                      1760                      1759                      1758                      1757                      1756                      1755                      1754                      1753                      1752                      1751                      1750                      1749                      1748                      1747                      1746                      1745                      1744                      1743                      1742                      1741                      1740                      1739                      1738                      1737                      1736                      1735                      1734                      1733                      1732                      1731                      1730                      1729                      1728                      1727                      1726                      1725                      1724                      1723                      1722                      1721                      1720                      1719                      1718                      1717                      1716                      1715                      1714                      1713                      1712                      1711                      1710                      1709                      1708                      1707                      1706                      1705                      1704                      1703                      1702                      1701                      1700                      1699                      1698                      1697                      1696                      1695                      1694                      1693                      1692                      1691                      1690                      1689                      1688                      1687                      1686                      1685                      1684                      1683                      1682                      1681                      1680                      1679                      1678                      1677                      1676                      1675                      1674                      1673                      1672                      1671                      1670                      1669                      1668                      1667                      1666                      1665                      1664                      1663                      1662                      1661                      1660                      1659                      1658                      1657                      1656                      1655                      1654                      1653                      1652                      1651                      1650                      1649                      1648                      1647                      1646                      1645                      1644                      1643                      1642                      1641                      1640                      1639                      1638                      1637                      1636                      1635                      1634                      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             1594                      1593                      1592                      1591                      1590                      1589                      1588                      1587                      1586                      1585                      1584                      1583                      1582                      1581                      1580                      1579                      1578                      1577                      1576                      1575                      1574                      1573                      1572                      1571                      1570                      1569                      1568                      1567                      1566                      1565                      15</p>
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