

27-02-31-201-005.001-002

General Information

Parcel Number
27-02-31-201-005.001-002

Local Parcel Number
0231-201-005.001-16

Tax ID:
0163502051

Routing Number
0231-201-005.001

Property Class 420
Small Detached Retail of Less Than

Year: 2024

Location Information

County
Grant

Township
CENTER TOWNSHIP

District 002 (Local 016)
MARION CITY-CENTER TOWNSHI

School Corp 2865
MARION COMMUNITY

Neighborhood 02091
N Kem Rd 1300 N Baldwin 02

Section/Plat
000

Location Address (1)
1501 N BALDWIN AVE
MARION, IN 46952-1926

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, May 14, 2024

Review Group 2021

HARTCO SHOES INC

Ownership

HARTCO SHOES INC
1501 N BALDWIN AVE
MARION, IN 46952

Legal

16-35-9820.03A PT NW SEC 31 .76 A



1501 N BALDWIN AVE

420, Small Detached Retail of Less Tha

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/10/2008	HARTCO SHOES INC		QC	1/08340		I
01/23/1995	HART, JAMES F & BE		WD	/		I

Commercial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	04/09/2024	04/06/2023	03/29/2022	04/08/2021	04/06/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$183,800	\$183,800	\$183,800	\$183,800	\$183,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$183,800	\$183,800	\$183,800	\$183,800	\$183,800
Improvement	\$64,700	\$65,500	\$65,500	\$59,500	\$59,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$64,700	\$65,500	\$65,500	\$59,500	\$59,500
Total	\$248,500	\$249,300	\$249,300	\$243,300	\$243,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$248,500	\$249,300	\$249,300	\$243,300	\$243,300

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.76	1.24	\$195,000	\$241,800	\$183,768	0%	1.0000	0.00	0.00	100.00	\$183,770

Land Computations

Calculated Acreage	0.76
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.76
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	0.76
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	\$183,800
Total Value	\$183,800

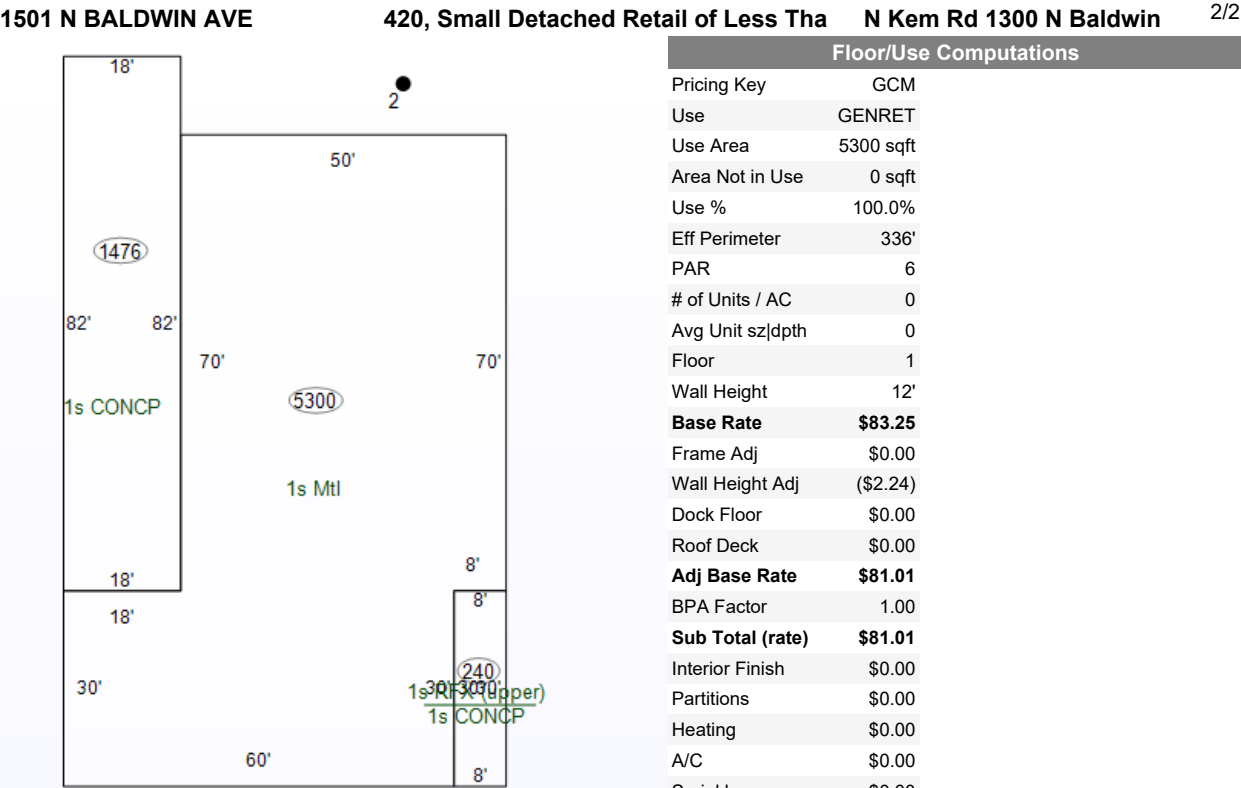
27-02-31-201-005.001-002				HARTCO SHOES INC			
General Information							
Occupancy	C/I Building	Pre. Use	GCK				
Description	C/I Building 1	Pre. Framing	Fire Resistant				
Story Height	1	Pre. Finish	Finished Open				
Type	N/A	# of Units	0				

SB	B	1	U				
Wall Type				1: 1(336')			
Heating				5300 sqft			
A/C				5300 sqft			
Sprinkler							

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0		0	☐ Wood	☐ Asphalt	☐ Slate	
Half Bath	0	2	4	☐ Other			
Kitchen Sinks	0	1	1	GCK Adjustments			
Water Heaters	0	1	1	☐ Low Prof	☐ Ext Sheat	☐ Insulatio	
Add Fixtures	0	0	0	☐ SteelGP	☐ AluSR	☐ Int Liner	
Total	0	0	4	6	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	1476	\$7,600
Patio, Concrete	240	\$1,400
Canopy, Roof Extension	240	\$2,400

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 784sqft	\$22,000		
DF, TW/R 48' 288sqft	\$3,350		



Floor/Use Computations	
Pricing Key	GCM
Use	GENRET
Use Area	5300 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	336'
PAR	6
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	12'
Base Rate	\$83.25
Frame Adj	\$0.00
Wall Height Adj	(\$2.24)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$81.01
BPA Factor	1.00
Sub Total (rate)	\$81.01
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	\$81.01
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$429,353

Building Computations			
Sub-Total (all floors)	\$429,353	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$475,703
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$25,350	Repl. Cost New	\$372,475
Exterior Features	\$11,400		

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
1: C/I Building 1	1	Metal	D+2	1974	1974	50	A		0.87		5,300 sqft	\$372,475	80%	\$74,500	17%	100%	1.000	1.000	0.00	0.00	100.00	\$61,800
2: PAVING, ASPHALT	1	Asphalt	C	1977	1977	47	A	\$2.81	0.87	\$2.44	6,000 sqft	\$14,668	80%	\$2,930	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900