

92-08-04-000-248.000-002

General Information

Parcel Number
92-08-04-000-248.000-002

Local Parcel Number
011-020-00005800

Tax ID:

Routing Number
59

Property Class 401
4 to 19 Family Apartments

Year: 2024

Location Information

County
Whitley

Township
CLEVELAND TOWNSHIP

District 002 (Local 011)
SOUTH WHITLEY TOWN

School Corp 4455
WHITKO COMMUNITY

Neighborhood 924002-002
SOUTH WHITLEY COMMERCIAL

Section/Plat
4

Location Address (1)
W Walnut St
South Whitley, IN 46787

Zoning

Subdivision

Lot

Market Model
APARTMENT DUPLEX

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024

Review Group 2026

Brown, Larry R & Constance J

Ownership

Brown, Larry R & Constance J
2494 W State Rd 14
Columbia City, IN 46725

Legal

W PT FRL PT NE4 EX .003A S4 T30 R8 .217A



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
04/09/2024	As Of Date	04/11/2024	04/10/2023	04/07/2022	04/14/2021	01/01/2020
Three Value Appr	Valuation Method	Three Value Appr	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"/>
\$12,100	Land	\$12,100	\$16,500	\$16,500	\$21,800	\$21,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,100	Land Non Res (2)	\$12,100	\$16,500	\$16,500	\$21,800	\$21,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$174,000	Improvement	\$174,000	\$101,100	\$97,000	\$88,800	\$89,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$174,000	Imp Non Res (2)	\$174,000	\$101,100	\$97,000	\$88,800	\$89,500
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$186,100	Total	\$186,100	\$117,600	\$113,500	\$110,600	\$111,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$186,100	Total Non Res (2)	\$186,100	\$117,600	\$113,500	\$110,600	\$111,300
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
Fci	F		100	95x95	0.87	\$200	\$174	\$16,530	0%	1.0000	0.00	100.00	0.00	\$16,530

W Walnut St

401, 4 to 19 Family Apartments

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/17/1993	Brown, Larry R & Cons		WD	9303/298		I
01/01/1900	FROM COBB & KRID		WD	/		I

Commercial

SOUTH WHITLEY COMME 1/4

Notes

10/15/2021 RA22: Changed eff yr on both. Corrected both sketches

9/28/2017 RA18: Reassessment 2018
Changed obso on both units

4/12/2017 16p17: 2016 pay 2017
permit date 11/12/15
1/1/16 Interior remodel still in process
1/1/17 changed cond to good, Eff year to 1978 and 20% obso for both apartments

11/13/2015 ADDL: OMITTED PROPERTY
9p10 additional for land not being priced

1/1/1900 RE17: Recheck 2017 pay 2018
1/1/17 Recheck 2017 for completion of remodel

Land Computations

Calculated Acreage	0.21
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$16,500
CAP 3 Value	\$0
Total Value	\$16,500

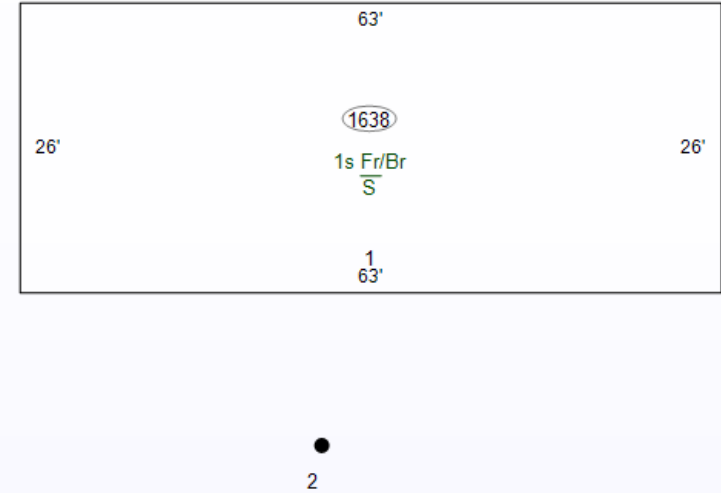
General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	3

	SB	B	1	U
Wall Type			1: 1(160'),2(18')	
Heating			1638 sqft	
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 252sqft	\$7,070		



Building Computations			
Sub-Total (all floors)	\$174,359	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$181,429
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$7,070	Repl. Cost New	\$166,915
Exterior Features	\$0		

Floor/Use Computations											
Pricing Key		GCR									
Use		APART									
Use Area		1638 sqft									
Area Not in Use		0 sqft									
Use %		100.0%									
Eff Perimeter		178'									
PAR		11									
# of Units / AC		3 / N									
Avg Unit sz dpth		520									
Floor		1									
Wall Height		9'									
Base Rate		\$93.64									
Frame Adj		\$0.00									
Wall Height Adj		\$0.00									
Dock Floor		\$0.00									
Roof Deck		\$0.00									
Adj Base Rate		\$93.64									
BPA Factor		1.00									
Sub Total (rate)		\$93.64									
Interior Finish		\$0.00									
Partitions		\$0.00									
Heating		\$0.00									
A/C		\$0.00									
Sprinkler		\$0.00									
Lighting		\$0.00									
Unit Finish/SR		\$14.60									
GCK Adj.		\$0.00									
S.F. Price		\$106.45									
Sub-Total											
Unit Cost		\$0.00									
Elevated Floor		\$0.00									
Total (Use)		\$174,359									

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 C 01	1	3/6 Maso	C	1969	2000	23	A		0.92		1,638 sqft	\$166,915	29%	\$118,510	0%	100%	1.000	1.000	0.00	100.00	0.00	\$118,500
2: Paving C 01	1	Asphalt	C	1968	1968	55	A	\$2.81	0.92	\$2.59	1,050 sqft	\$2,714	80%	\$540	0%	100%	1.000	1.000	0.00	100.00	0.00	\$500

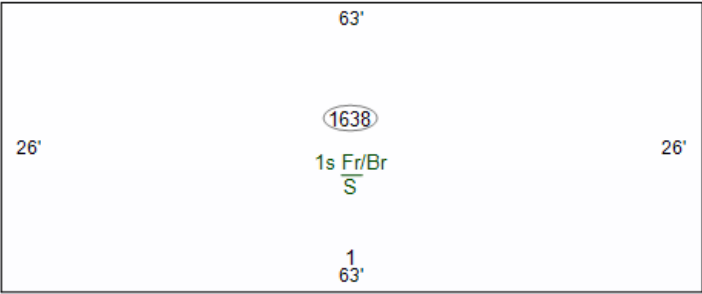
General Information				
Occupancy	C/I Building	Pre. Use	Apartment	
Description	C/I Building C 02	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	3	
SB	B	1	U	

Wall Type	1: 1(160'),2(18')			
Heating	1638 sqft			
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
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Kitchen Sinks	0		0			
Water Heaters	0		0			
Add Fixtures	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
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