

43-05-27-300-206.000-004

General Information

Parcel Number
43-05-27-300-206.000-004

Local Parcel Number
1272000174

Tax ID:

Routing Number
012-059-094

Property Class 420
Small Detached Retail of Less Than

Year: 2024

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)
109 N WALNUT ST
ETNA GREEN, IN 46524

Zoning
COMMERCIAL COMMERCIAL

Subdivision
Etna Green

Lot
8

Market Model
13 SMALL TOWNS

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 13, 2024

Review Group 2023

RYMAN BRIAN E & ASHLEE L

Ownership

RYMAN BRIAN E & ASHLEE L
1490 N 800 W
WARSAW, IN 46580

Legal

12-59-94
N 20' S 1/2 LOT 8 BLK 8 ETNA GREEN



109 N WALNUT ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/19/2020	RYMAN BRIAN E & A	2020061015	WD	/	\$2,000	I
09/11/2013	HEINHOLD DREW	2013090421	WD	/	\$15,000	I
01/13/2003	KAUFFMAN SCOTT D	2003010917	WD	/	\$22,500	I
08/06/1992	GAULT DAVID L & A J	0	WD	/		I
11/22/1985	HATCH DANIEL & DA	0	WD	/		I
04/20/1978	TROWBRIDGE RICHA	0	WD	/		I

Commercial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$4,700	\$4,700	\$4,700	\$4,700	\$4,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$4,700	\$4,700	\$4,700	\$4,700	\$4,800
Improvement	\$17,900	\$17,900	\$16,500	\$15,200	\$15,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$9,000	\$9,000	\$8,300	\$7,600	\$7,600
Imp Non Res (3)	\$8,900	\$8,900	\$8,200	\$7,600	\$7,600
Total	\$22,600	\$22,600	\$21,200	\$19,900	\$20,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$9,000	\$9,000	\$8,300	\$7,600	\$7,600
Total Non Res (3)	\$13,600	\$13,600	\$12,900	\$12,300	\$12,400

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		20	20x82	0.80	\$260	\$208	\$4,160	0%	1.1400	0.00	0.00	100.00	\$4,740

COMM ETNA GREEN - LOT 1/2

Notes

4/3/2014 2014: 2014 OBSOL
10/24/2008 COMM: PATRIOT GUNSMITHING & BLUING

Land Computations

Calculated Acreage	0.04
Actual Frontage	20
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	\$4,700
Total Value	\$4,700

General Information				
Occupancy	C/I Building	Pre. Use	General Retail	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB	B	1	U	

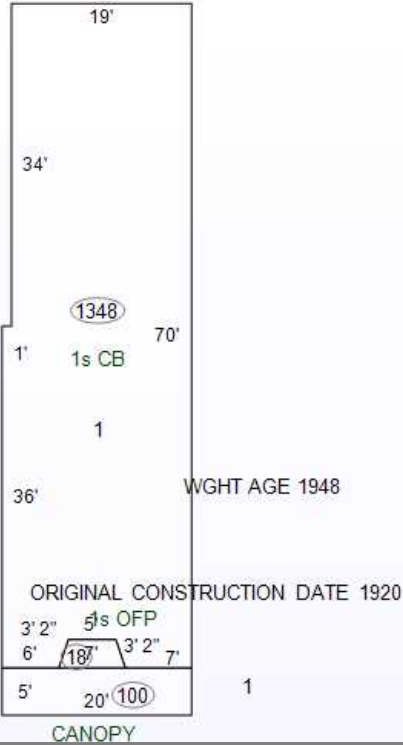
Wall Type	1: 1(171'),2(13')			
Heating	1348 sqft			
A/C				
Sprinkler				

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	0	<input type="checkbox"/> Other			
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	5	5	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	5	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	18	\$2,700

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 100sqft	\$2,810		

Building Computations			
Sub-Total (all floors)	\$187,416	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$200,926
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$2,810	Repl. Cost New	\$157,124
Exterior Features	\$2,700		



Floor/Use Computations			
Pricing Key	GCM	GCM	
Use	APART	GENRET	
Use Area	646 sqft	702 sqft	
Area Not in Use	0 sqft	0 sqft	
Use %	47.9%	52.1%	
Eff Perimeter	184'	184'	
PAR	14	14	
# of Units / AC	0 / N	0	
Avg Unit sz dpth		-1	
Floor	1	1	
Wall Height	15'	15'	
Base Rate	\$129.66	\$154.64	
Frame Adj	(\$8.11)	(\$10.99)	
Wall Height Adj	\$15.28	\$2.41	
Dock Floor	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	
Adj Base Rate	\$136.82	\$146.06	
BPA Factor	1.00	1.00	
Sub Total (rate)	\$136.82	\$146.06	
Interior Finish	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	
A/C	\$0.00	(\$5.00)	
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	\$136.82	\$141.06	
Sub-Total			
Unit Cost	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	
Total (Use)	\$88,389	\$99,027	

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	Concrete	D+1	1920	1948	76	F		0.92		1,348 sqft	\$157,124	80%	\$31,420	50%	100%	1.000	1.140	0.00	50.00	50.00	\$17,900