General Information

Parcel Number
25-08-07-300-003.000-002

Local Parcel Number
00310101100

Tax ID:

Routing Number
08-07-000-011

Property Class 429
Other Retail Structures

Year: 2024

Location Information

County
Fulton

Township
HENRY TOWNSHIP

District 002 (Local 003)
HENRY TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2400001-002
Henry Twp. C/I

Section/Plat

Location Address (1)
650 E
ATHENS, IN 46912

Zoning

Subdivision

Lot

Market Model
2400001 C/E

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 7, 2024
Review Group 1

Ownership

Athens Oliver Sales Inc
51 N 650 E
Rochester, IN 46975

Legal

PT SE SW 7-30-4 2.23A 6/3/10 #01001379 corrects and changes boundary lines and acreage

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/21/2005	Athens Oliver Sales In		WD	/		I

Commercial

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
02/27/2024	As Of Date	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020
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	☐	☐	☐	☐	☐
$40,700	**Land**	**$40,700**	**$40,700**	**$29,200**	**$29,200**	**$29,200**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$40,700	Land Non Res (3)	$40,700	$40,700	$29,200	$29,200	$29,200
$21,600	**Improvement**	**$21,600**	**$19,900**	**$20,300**	**$17,400**	**$16,100**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$21,600	Imp Non Res (3)	$21,600	$19,900	$20,300	$17,400	$16,100
$62,300	**Total**	**$62,300**	**$60,600**	**$49,500**	**$46,600**	**$45,300**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$62,300	Total Non Res (3)	$62,300	$60,600	$49,500	$46,600	$45,300

Land Data (Standard Depth: Res 200', CI 200' 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	0.500	1.50	$23,000	$34,500	$17,250	0%	1.0000	0.00	0.00	100.00	$17,250
12	A		0	1.2500	1.00	$16,100	$16,100	$20,125	0%	1.0000	0.00	0.00	100.00	$20,130
13	A		0	0.4800	1.00	$6,900	$6,900	$3,312	0%	1.0000	0.00	0.00	100.00	$3,310

Data Source External Only **Collector** 08/03/2022 PM **Appraiser** 08/03/2022 AVS

Notes

8/3/2022 23RS: Per cyc/rev: No changes made lc/jm

7/19/2018 : PER CYCLICAL REVIEW BY PM CORRECTED SIZE OF CANOPY TO 45 X 10. NO OTHER CHANGES SEEN. 7-19-18 JD

5/4/2016 : corrected canopies that were not pricing. 5-4-16 jd

9/22/2014 : CYC/REV. 9/4/14--B.B.-- CHG YEAR TO 1956--CHG FROM GCI TO GCK---15 PAY 16 --DM.

9/9/2011 : CYC/REV. 3/9/11--RTO--CORRECT LAND TYPES, 12 PAY 13 --DM.

3/1/2009 : 3-1-91 REDUCED VALUE ON MTL COMM. BLD. BY STB.
IMPR: FOR PRICING OF COMMERCIAL BUILDING, SEE RECORD 46 COMM

Land Computations

Calculated Acreage	2.23
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.23
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	2.23
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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	$40,700
Total Value	**$40,700**

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	SHOP	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(302')	
Heating			4140 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath		0	0	0
Half Bath		0	2	4
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures		0	0	0
Total	0	0	2	4

Roofing

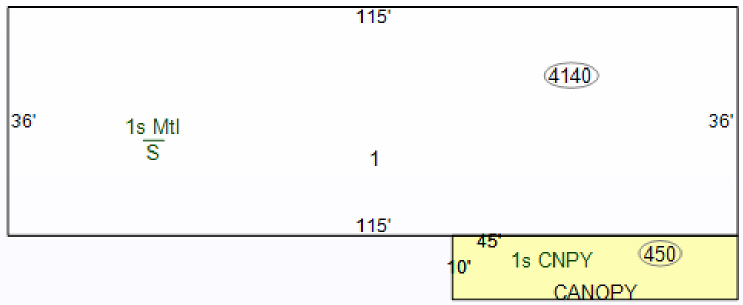
- [ ] Built Up
- [ ] Tile
- [ ] Metal
- [ ] Wood
- [ ] Asphalt
- [ ] Slate
- [ ] Other

GCK Adjustments

- [ ] Low Prof
- [x] Ext Sheat
- [x] Insulatio
- [x] SteelGP
- [ ] AluSR
- [x] Int Liner
- [x] HGSR
- [ ] PPS
- [ ] Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	4140 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	302'
PAR	7
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	12'
Base Rate	**$19.39**
Frame Adj	$0.00
Wall Height Adj	$0.00
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$19.39**
BPA Factor	1.00
Sub Total (rate)	**$19.39**
Interior Finish	$4.45
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$5.98
S.F. Price	**$29.82**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$123,455**

Special Features

Description	Value
Can, CT 360sqft	$10,100

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$123,455**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$139,955**
Plumbing	$6,400	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.87
Special Features	$10,100	**Repl. Cost New**	**$97,409**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: SHOP	1	Metal	D	1956	1956	68	F		0.87		4,140 sqft	$97,409	80%	$19,480	0%	100%	1.000	1.110	0.00	0.00	100.00	$21,600

Total all pages $21,600 **Total this page** $21,600