

35-05-14-100-388.800-005

General Information

Parcel Number  
35-05-14-100-388.800-005  
  
Local Parcel Number

Tax ID:

Routing Number  
237-14

Property Class 399  
Other Industrial Structure

Year: 2025

Location Information

County  
Huntington

Township  
HUNTINGTON TOWNSHIP

District 005 (Local 003)  
HUNTINGTON CITY

School Corp 3625  
HUNTINGTON COUNTY COMMUN

Neighborhood 3553442-005  
HTGN CITY A3 LT UTIL STORAGE

Section/Plat

Location Address (1)  
1431 KOCHER ST  
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level ☐

Public Utilities  
All ☐

Streets or Roads  
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage  
Static

Printed Monday, April 14, 2025

Review Group 2024

MacDonald Oil Co Inc

Ownership

MacDonald Oil Co Inc  
PO Box 386  
Huntington, IN 46750

Legal

014-03888-00 HAWLEY BROS O L PT LOT 1



1431 KOCHER ST

Transfer of Ownership

| Date       | Owner                | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|----------------------|--------|------|-----------|----------------|-----|
| 01/01/1900 | MacDonald Oil Co Inc |        | WD   | /         |                | I   |

399, Other Industrial Structure

Industrial

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

| 2025             | Assessment Year     | 2025                                | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|---------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | Reason For Change   | AA                                  | GenReval                 | GenReval                 | GenReval                 | GenReval                 |
| 04/10/2025       | As Of Date          | 01/01/2025                          | 01/02/2024               | 01/01/2023               | 01/01/2022               | 01/01/2021               |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$25,500         | Land                | \$25,500                            | \$25,500                 | \$25,500                 | \$25,500                 | \$25,500                 |
| \$0              | Land Res (1)        | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (2)    | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$25,500         | Land Non Res (3)    | \$25,500                            | \$25,500                 | \$25,500                 | \$25,500                 | \$25,500                 |
| \$19,900         | Improvement         | \$19,900                            | \$19,700                 | \$19,700                 | \$23,600                 | \$22,100                 |
| \$0              | Imp Res (1)         | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (2)     | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$19,900         | Imp Non Res (3)     | \$19,900                            | \$19,700                 | \$19,700                 | \$23,600                 | \$22,100                 |
| \$45,400         | Total               | \$45,400                            | \$45,200                 | \$45,200                 | \$49,100                 | \$47,600                 |
| \$0              | Total Res (1)       | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (2)   | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$45,400         | Total Non Res (3)   | \$45,400                            | \$45,200                 | \$45,200                 | \$49,100                 | \$47,600                 |

Land Data (Standard Depth: Res 132', CI 132' 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              |         | 232        | 228x181 | 1.12   | \$100 | \$112     | \$25,536   | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$25,540 |

HTGN CITY A3 LT UTIL ST 1/2

Notes

8/3/2018 DEMO: DEMOLITION PERMIT 2019  
4-16-18 utility / storage bldg 3216 demo date : 6-4-18

1/1/1900 CY16: CYCLICAL REASSESSMENT 2016  
REMOVED UTLSTG BLDG OF 3839SF AND  
REDUCED COND OF CARD 2

1/1/1900 CY20: CYCLICAL REASSESSMENT 2020

1/1/1900 CY24: CYCLICAL REASSESSMENT 2024

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.95                     |
| Actual Frontage         | 232                      |
| 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             | \$25,500                 |
| Total Value             | \$25,500                 |

General Information

OccupancyEarth Dike  
DescriptionEarth Dike C 01  
Story Height0  
StyleN/A  
Finished Area  
Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |
|                    |       |       |

| Cost Ladder                       |        |      |        |       |        |                     |  |  |  |
|-----------------------------------|--------|------|--------|-------|--------|---------------------|--|--|--|
| Floor                             | Constr | Base | Finish | Value | Totals |                     |  |  |  |
| 1                                 |        |      |        |       |        |                     |  |  |  |
| 2                                 |        |      |        |       |        |                     |  |  |  |
| 3                                 |        |      |        |       |        |                     |  |  |  |
| 4                                 |        |      |        |       |        |                     |  |  |  |
| 1/4                               |        |      |        |       |        |                     |  |  |  |
| 1/2                               |        |      |        |       |        |                     |  |  |  |
| 3/4                               |        |      |        |       |        |                     |  |  |  |
| Attic                             |        |      |        |       |        |                     |  |  |  |
| Bsmt                              |        |      |        |       |        |                     |  |  |  |
| Crawl                             |        |      |        |       |        |                     |  |  |  |
| Slab                              |        |      |        |       |        |                     |  |  |  |
|                                   |        |      |        |       |        | Total Base          |  |  |  |
| Adjustments                       |        |      |        |       |        | Row Type Adj.       |  |  |  |
| Unfin Int (-)                     |        |      |        |       |        |                     |  |  |  |
| Ex Liv Units (+)                  |        |      |        |       |        |                     |  |  |  |
| Rec Room (+)                      |        |      |        |       |        |                     |  |  |  |
| Loft (+)                          |        |      |        |       |        |                     |  |  |  |
| Fireplace (+)                     |        |      |        |       |        |                     |  |  |  |
| No Heating (-)                    |        |      |        |       |        |                     |  |  |  |
| A/C (+)                           |        |      |        |       |        |                     |  |  |  |
| No Elec (-)                       |        |      |        |       |        |                     |  |  |  |
| Plumbing (+ / -)                  |        |      |        |       |        |                     |  |  |  |
| Spec Plumb (+)                    |        |      |        |       |        |                     |  |  |  |
| Elevator (+)                      |        |      |        |       |        |                     |  |  |  |
|                                   |        |      |        |       |        | Sub-Total, One Unit |  |  |  |
|                                   |        |      |        |       |        | \$0                 |  |  |  |
|                                   |        |      |        |       |        | Sub-Total, 1 Units  |  |  |  |
| Exterior Features (+)             |        |      |        |       |        | \$0                 |  |  |  |
| Garages (+) 0 sqft                |        |      |        |       |        | \$0                 |  |  |  |
| Quality and Design Factor (Grade) |        |      |        |       |        | 0.80                |  |  |  |
| Location Multiplier               |        |      |        |       |        | 0.96                |  |  |  |
|                                   |        |      |        |       |        | Replacement Cost    |  |  |  |
|                                   |        |      |        |       |        | \$7,176             |  |  |  |

| 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: Earth Dike C 01         | 1            | SV          | D     | 1936       | 1936     | 89         | P  | \$3.20    | 0.96 | \$2.46   | 2920 CF       | \$7,176  | 80%      | \$1,440       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$1,400      |
| 2: Tank, Bulk Storage C 01 | 1            |             | D     | 1936       | 1936     | 89         | F  | \$17,20   | 0.96 | \$13,20  | 15000 Gallons | \$13,210 | 80%      | \$2,640       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$2,600      |
| 3: Tank, Bulk Storage C 01 | 1            |             | D     | 1936       | 1936     | 89         | F  | \$17,20   | 0.96 | \$13,20  | 15000 Gallons | \$13,210 | 80%      | \$2,640       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$2,600      |
| 4: Tank, Bulk Storage C 01 | 1            |             | D     | 1936       | 1936     | 89         | F  | \$56,80   | 0.96 | \$43,62  | 60000 Gallons | \$43,622 | 80%      | \$8,720       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$8,700      |
| 5: Tank, Bulk Storage C 01 | 1            |             | D     | 1936       | 1936     | 89         | F  | \$13,80   | 0.96 | \$10,59  | 15000 Gallons | \$10,598 | 80%      | \$2,120       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$2,100      |
| 6: Tank, Bulk Storage C 01 | 1            |             | D     | 1936       | 1936     | 89         | F  | \$13,80   | 0.96 | \$10,59  | 15000 Gallons | \$10,598 | 80%      | \$2,120       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$2,100      |
| 7: Utility Shed C 01       | 1            |             | D     | 1950       | 1950     | 75         | P  | \$21.97   | 0.96 | \$16.87  | 10'x12'       | \$2,025  | 80%      | \$400         | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$400        |