

20-02-31-253-016.000-027

General Information

Parcel Number
20-02-31-253-016.000-027

Local Parcel Number
02-31-253-016-027

Tax ID:
0231C

Routing Number

Property Class 429
Other Retail Structures

Year: 2025

Location Information

County
Elkhart

Township
OSOLO TOWNSHIP

District 027 (Local 027)
EC OSOLO

School Corp 2305
ELKHART COMMUNITY

Neighborhood 2746023-027
2746023-Commercial-Acre-Fringe-

Section/Plat

Location Address (1)
1220 W BRISTOL STREET
ELKHART, IN 46514

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
Commercial Market

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 1, 2025

Review Group 2022

DILLMAN M DWIGHT FACTORY

Ownership

DILLMAN M DWIGHT FACTORY OUT
PO Box 205
Peru, IN 469700205

Legal

NORTH MANOR ADD E 42FT LOT 9 LOT 10 VAC
BLOCK CT & S 20FT VAC BRICK CT



1220 W BRISTOL STREET

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/18/2004	DILLMAN M DWIGHT		CO	/	\$150,000	I
01/01/1900	DILLMAN M DWIGHT		CO	/	\$150,000	I

2746023-Commercial-Acre-1/4

Notes

Commercial

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	\$67,000	\$67,000	\$67,000	\$67,000	\$67,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$67,000	\$67,000	\$67,000	\$67,000	\$67,000
Improvement	\$385,000	\$315,800	\$260,900	\$258,300	\$236,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$385,000	\$315,800	\$260,900	\$258,300	\$236,700
Total	\$452,000	\$382,800	\$327,900	\$325,300	\$303,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$452,000	\$382,800	\$327,900	\$325,300	\$303,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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	0.798000	1.20	\$70,000	\$84,000	\$67,032	0%	1.0000	0.00	0.00	100.00	\$67,030

Land Computations

Calculated Acreage	0.80
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.80
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	0.80
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	\$67,000
Total Value	\$67,000

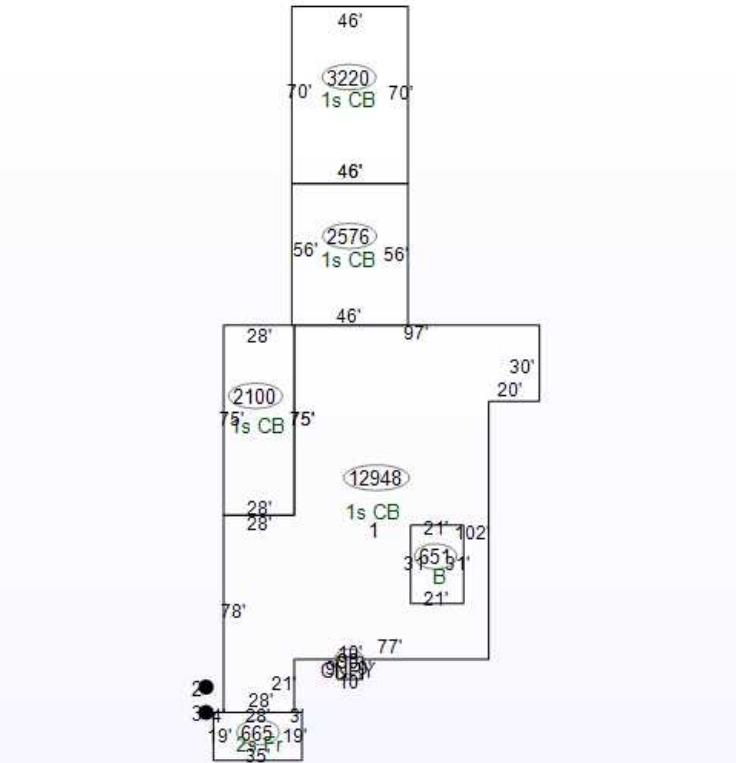
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 1(104')	1: 1(636'),2(22	U: 1(108')
Heating		21509 sqft	665 sqft
A/C			665 sqft
Sprinkler			

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

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 90sqft	\$2,530		



Building Computations			
Sub-Total (all floors)	\$1,698,536	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,704,266
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$2,530	Repl. Cost New	\$1,227,071
Exterior Features	\$0		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	GENRET
Use Area	651 sqft	526 sqft	2100 sqft	13087 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	2.4%	9.8%	60.8%
Eff Perimeter	104'	860'	860'	860'
PAR	16	4	4	4
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	0	-1	-1	-1
Floor	B	1	1	1
Wall Height	8'	8'	8'	8'
Base Rate	\$102.18	\$111.69	\$93.65	\$93.65
Frame Adj	(\$10.96)	(\$9.52)	\$0.00	\$0.00
Wall Height Adj	(\$2.67)	(\$3.81)	(\$7.22)	(\$7.22)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$88.55	\$98.36	\$86.43	\$86.43
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$88.55	\$98.36	\$86.43	\$86.43
Interior Finish	\$0.00	(\$3.23)	(\$3.04)	(\$3.04)
Partitions	(\$0.79)	\$0.00	(\$3.68)	(\$3.68)
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	(\$7.30)	(\$5.00)	(\$5.00)
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$86.43	\$87.83	\$74.71	\$74.71
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$56,266	\$46,200	\$156,900	\$977,785

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: Mixed Use Commercial	2	Concrete	D	1953	1953		72 F		0.90		22,825 sqft	\$1,227,071	80%	\$245,410	0%	100%	1.000	1.460	0.00	0.00	100.00	\$358,300
2: Detached Garage/Boat H	1	Wood Fr	D	1967	1967		58 A	\$33.88	0.90	\$24.39	25'x45'	\$27,443	45%	\$15,090	0%	100%	1.000	1.460	0.00	0.00	100.00	\$22,000
3: Paving	1	Asphalt	C	1953	1953		72 A	\$2.81	0.90	\$2.53	6,400 sqft	\$16,186	80%	\$3,240	0%	100%	1.000	1.460	0.00	0.00	100.00	\$4,700

