

43-04-06-200-279.000-026

General Information

Parcel Number
43-04-06-200-279.000-026

Local Parcel Number
0870300440

Tax ID:

Routing Number
008-024-092

Property Class 429
Other Retail Structures

Year: 2021

Location Information

County
Kosciusko

Township
TURKEY CREEK

District 026 (Local 026)
SYRACUSE TOWN

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 802200-026
COMM SYRACUSE LOTS NORTH

Section/Plat
6-34-7

Location Address (1)
103 W MAIN ST
SYRACUSE, In 46567

Zoning
COMMERCIAL COMMERCIAL

Subdivision
Syracuse OP A/K/A Corr PI of Origi

Lot
65

Market Model
SYRACUSE DT LOTS

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☒

Neighborhood Life Cycle Stage
Other

Printed Sunday, March 28, 2021

Review Group 2022

YOURS OURS AND MINE LLC

Ownership

YOURS OURS AND MINE LLC
101 W MAIN ST
SYRACUSE, IN 46567

Legal

8-24-92
MDL 1/3 LOT 65 SYRACUSE



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
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 checked="" type="checkbox"/>
\$19,200	Land	\$19,200	\$11,700	\$11,500	\$11,100	\$10,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$19,200	Land Non Res (3)	\$19,200	\$11,700	\$11,500	\$11,100	\$10,900
\$107,200	Improvement	\$107,200	\$105,200	\$104,100	\$89,700	\$85,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$37,500	Imp Non Res (2)	\$37,500	\$36,800	\$36,400	\$31,400	\$30,000
\$69,700	Imp Non Res (3)	\$69,700	\$68,400	\$67,700	\$58,300	\$55,700
\$126,400	Total	\$126,400	\$116,900	\$115,600	\$100,800	\$96,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$37,500	Total Non Res (2)	\$37,500	\$36,800	\$36,400	\$31,400	\$30,000
\$88,900	Total Non Res (3)	\$88,900	\$80,100	\$79,200	\$69,400	\$66,600

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 150', CI 50' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		22	22x115	0.88	\$800	\$704	\$15,488	0%	0%	1.2400	\$19,210

103 W MAIN ST

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/13/2016	YOURS OURS AND M	2016010329	WD	/	\$150,000	I
03/23/2011	ROYBAR ENTERPRIS	2011030835	WD	/	\$160,000	I
09/07/1993	HAVILAND LARRY E	0	WD	/	\$0	I
07/09/1984	MC CLAIN TOM	0	WD	/	\$0	I
01/01/1900	COIL ANNABELLE		WD	/	\$0	I

Commercial

COMM SYRACUSE LOTS N 1/2

Notes

8/8/2018 2019: REMOVED A/C FROM APRT, ADDED 12X15 WDDK PER FIELD CHECK, & CHANGED EFF AGE DUE TO REMODEL
8/22/2017 REA: 2018 ADD A/C TO APARTMENT, REMEASURED PAVING, REMOVED DECKS, ATTACHED TO 008-024-093 PER PICTOMETRY
10/2/2009 COMM: YOURS OURS AND MINE
1/1/1900 CE: 2009 ADJUSTED ALLOCATIONS FOR CAP RATE

Land Computations

Calculated Acreage	0.06
Actual Frontage	22
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	\$19,200
Total Value	\$19,200

