

43-04-06-200-276.000-026

General Information

Parcel Number
43-04-06-200-276.000-026

Local Parcel Number
0871300860

Tax ID:

Routing Number
008-024-093

Property Class 430
Restaurant, Cafeteria or Bar

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)
101 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 & MINE LLC

Ownership

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

Legal

8-24-93
E 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	☒	☐	☐	☐	☒
\$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
\$94,900	Improvement	\$94,900	\$93,100	\$80,200	\$80,100	\$75,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$31,100	Imp Non Res (2)	\$31,100	\$30,500	\$26,300	\$26,200	\$24,700
\$63,800	Imp Non Res (3)	\$63,800	\$62,600	\$53,900	\$53,900	\$51,200
\$114,100	Total	\$114,100	\$104,800	\$91,700	\$91,200	\$86,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$31,100	Total Non Res (2)	\$31,100	\$30,500	\$26,300	\$26,200	\$24,700
\$83,000	Total Non Res (3)	\$83,000	\$74,300	\$65,400	\$65,000	\$62,100

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

101 W MAIN ST

430, Restaurant, Cafeteria or Bar

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/13/2016	YOURS OURS & MIN	2016010329	WD	/	\$150,000	I
03/23/2011	ROYBAR ENTERPRIS	2011030835	WD	/	\$160,000	I
01/01/1900	HAVILAND LARRY E	0	WD	/	\$0	I
01/01/1900	MORRIS GLADYS S		WD	/	\$0	I

Commercial

COMM SYRACUSE LOTS N 1/2

Notes

2/3/2020 2020: UPPER FLOOR APARTMENT REMODELED, CHANGED EFFECTIVE AGE
8/8/2018 2019: REMOVED UPPER WDDK AFTER REMODEL ON #0870300440, & REMOVED A/C FROM APRT PER FIELD CHECK
8/22/2017 REA: 2018 REMEASURED FENCE PAVING & DECK, ADDED A/C TO APARTMENT, DREW EFP INTO 3X5 SPACE OF BLDG PER PICTOMETRY
10/2/2009 BP: 2006 ADDED WD FENCE AND WDDK
10/2/2009 COMM: YOURS MINE AND OURS

Land Computations

Calculated Acreage	0.06
Actual Frontage	22
Developer Discount	☐
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

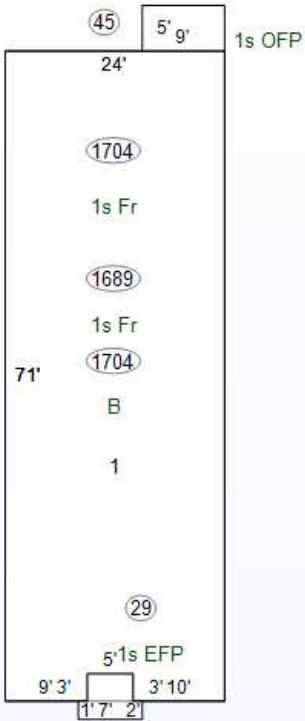
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 2(190')	1: 1(196')	U: 1(190')
Heating		1689 sqft	1704 sqft
A/C		1689 sqft	
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks		0	0	GCK Adjustments			
Water Heaters		0	0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio	
Add Fixtures	0	0	10	10	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	10	10	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	45	\$3,100
Porch, Enclosed Frame	29	\$3,500

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$384,877	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$407,477
Plumbing	\$16,000	Quality (Grade)	\$366,730
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$337,391
Exterior Features	\$6,600		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART
Use Area	1704 sqft	1689 sqft	1704 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	190'	196'	190'
PAR	11	12	11
# of Units / AC	0	0	0 / N
Avg Unit sz dpth	-1	-1	
Floor	B	1	2
Wall Height	9'	12'	8'
Base Rate	\$54.57	\$122.95	\$84.16
Frame Adj	(\$9.44)	(\$8.90)	(\$7.64)
Wall Height Adj	\$0.00	(\$3.50)	(\$4.30)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$45.13	\$110.55	\$72.22
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$45.13	\$110.55	\$72.22
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.06)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$44.07	\$110.55	\$72.22
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$75,095	\$186,719	\$123,063

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 01	0%	2	Wood Frame	D+2	1890	1983	38	A		0.92		5,097 sqft	\$337,391	77%	\$77,600	0%	100%	1.000	1.2150	\$94,300
2: Fencing C 01	0%	1	Plank	C	2005	2005	16	A	\$16.70	0.92	\$16.70	28' x 6'	\$430	80%	\$90	0%	100%	1.000	1.2150	\$100
3: Fencing C 01	0%	1	Plank	C	2005	2005	16	A	\$11.15	0.92	\$11.15	34' x 3'	\$349	80%	\$70	0%	100%	1.000	1.2150	\$100
4: Fencing CL	0%	1	9 Gauge Galvaniz	C	1989	1989	32	A	\$13.17	0.92	\$16.47	17' x 6'	\$258	80%	\$50	0%	100%	1.000	1.2150	\$100
5: Paving C 01	0%	1	Concrete	C	1994	1994	27	A	\$3.51	0.92	\$3.51	215 sqft	\$694	80%	\$140	0%	100%	1.000	1.2150	\$200
6: Paving C 01	0%	1	Crushed Stone	C	1990	1990	31	A	\$0.49	0.92	\$0.49	609 sqft	\$275	80%	\$50	0%	100%	1.000	1.2150	\$100