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: 2022

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
COMMERICAL COMMERCIAL

Subdivision
Syracuse OP A/K/A Corr Pl 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, April 3, 2022
Review Group 2022

Ownership

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

Legal

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

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

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
03/17/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
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	☐	☑	☐	☐	☐
$20,000	**Land**	**$20,000**	**$19,200**	**$11,700**	**$11,500**	**$11,100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$20,000	Land Non Res (3)	$20,000	$19,200	$11,700	$11,500	$11,100
$116,500	**Improvement**	**$116,500**	**$107,200**	**$105,200**	**$104,100**	**$89,700**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$40,700	Imp Non Res (2)	$40,700	$37,500	$36,800	$36,400	$31,400
$75,800	Imp Non Res (3)	$75,800	$69,700	$68,400	$67,700	$58,300
$136,500	**Total**	**$136,500**	**$126,400**	**$116,900**	**$115,600**	**$100,800**
$0	Total Res (1)	$0	$0	$0	$0	$0
$40,700	Total Non Res (2)	$40,700	$37,500	$36,800	$36,400	$31,400
$95,800	Total Non Res (3)	$95,800	$88,900	$80,100	$79,200	$69,400

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%	1.2900	$19,980

Data Source N/A **Collector** **Appraiser**

Notes

10/25/2021 REA: 2002 ADJ BLDG & OFP PER PICTOMETRY

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	☐
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 / 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	$20,000
Total Value	**$20,000**

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**	Finished Open
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type		B: 2(152')	1: 1(35'),2(147'	U: 2(152')
Heating			1384 sqft	1120 sqft
A/C			1384 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	6	6
Total	0	0	6	6

Roofing

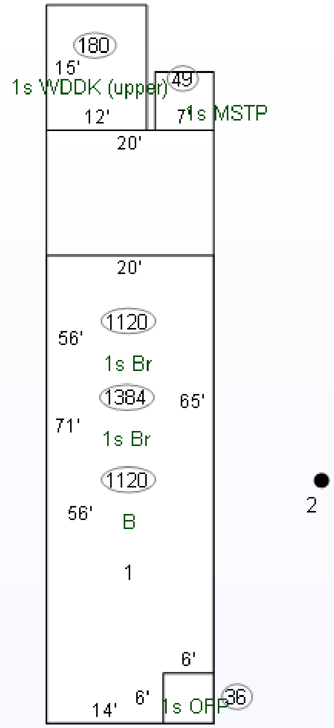
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Frame	36	$2,700
Stoop, Masonry	49	$1,800
Wood Deck	180	$3,200



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$442,191**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$459,491**
Plumbing	$9,600	Quality (Grade)	$436,517
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$401,595**
Exterior Features	$7,700		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART
Use Area	1120 sqft	1384 sqft	1120 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	152'	182'	152'
PAR	14	13	14
# of Units / AC	0	0	0 / N
Avg Unit sz|dpth	-1	-1	
Floor	B	1	2
Wall Height	9'	13'	12'
Base Rate	**$84.53**	**$165.75**	**$137.59**
Frame Adj	($11.53)	($12.33)	($9.95)
Wall Height Adj	$0.00	($3.92)	$10.76
Dock Floor	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00
Adj Base Rate	**$73.00**	**$149.50**	**$138.40**
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	**$73.00**	**$149.50**	**$138.40**
Interior Finish	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00
Heating	($1.33)	$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	**$71.67**	**$149.50**	**$138.40**
Sub-Total			
Unit Cost	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00
Total (Use)	**$80,270**	**$206,912**	**$155,008**

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	Brick	C-1	1890	1983	39	A		0.92		3,624 sqft	$401,595	77%	$92,370	0%	100%	1.000	1.2600	$116,400
2: Paving C 01	0%	1	Crushed Stone	C	1990	1990	32	A	$0.54	0.92	$207.0	770 sqft	$383	80%	$80	0%	100%	1.000	1.2600	$100

Total all pages $116,500 **Total this page** $116,500