

43-08-18-100-116.000-023

General Information

Parcel Number
43-08-18-100-116.000-023

Local Parcel Number
0572600503

Tax ID:

Routing Number
005-069-050.A

Property Class 495
Marina

Year: 2022

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
18-33-7

Location Address (1)
70 EMS T17 LN
LEESBURG, IN 46538

Zoning
COMMERCIAL COMMERCIAL

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 3, 2022

Review Group 2021

ROYBAR ENTERPRISES LLC

Ownership

ROYBAR ENTERPRISES LLC
C/O 1ST SOURCE BANK TRUST
325 S LAKE ST
WARSAW, IN 46580

Legal

5-69-50.A
TRCT S PT NE 18-33-7 2.17A



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
02/25/2022	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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$507,000	Land	\$507,000	\$507,000	\$428,500	\$420,000	\$377,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$507,000	Land Non Res (3)	\$507,000	\$507,000	\$428,500	\$420,000	\$377,800
\$213,100	Improvement	\$213,100	\$182,800	\$181,000	\$180,200	\$176,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$213,100	Imp Non Res (3)	\$213,100	\$182,800	\$181,000	\$180,200	\$176,500
\$720,100	Total	\$720,100	\$689,800	\$609,500	\$600,200	\$554,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$720,100	Total Non Res (3)	\$720,100	\$689,800	\$609,500	\$600,200	\$554,300

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		27	27x240	1.04	\$1,525	\$1,586	\$42,822	-40%	0%	1.3970	\$35,890
Fci	F		99	99x239	1.04	\$1,525	\$1,586	\$157,014	-40%	0%	1.3970	\$131,610
Fci	F		101	101x272	1.07	\$1,525	\$1,632	\$164,832	-40%	0%	1.3970	\$138,160
Fci	F		50	100x246	1.05	\$1,525	\$1,601	\$160,100	-40%	0%	1.3970	\$134,200
Fci	F		0	50x246	1.05	\$1,525	\$1,601	\$80,050	-40%	0%	1.3970	\$67,100

70 EMS T17 LN

495, Marina

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/2001	ROYBAR ENTERPRIS		WD	/	\$358,000	I
10/25/1999	H & W MARINE PROP	0	WD	/	\$290,000	I
06/20/1996	WILDWOOD MARINE	0	WD	/	\$0	I
01/01/1900	HUNLEY WAYNE E &		WD	/	\$0	I

Commercial

COMM TIPPY FRONT FOO 1/4

Notes

8/17/2020 REA: 2021 CHANGED ALL LAND TO FF, CHANGED DECK ON DET GAR TO 5 FT, HEIGHT ON WEST BLDGS, REMEASURED PAVING PER PICTOMETRY

9/7/2016 REA: 2017 REMOVED CANOPIES, ADDED 2 GAZEBOS, T3. DETACHED GARAGE, CHANGED CONSTRUCTION YEAR OF 71X100 T3, PER PICTOMETRY, CHANGED LAND SIZE TO MATCH LEGAL ACRES

10/15/2013 2014: 2014 ADDED 25% OBSOLESCENCE TO THE T3 BARN CHANGED RES FF LOT TO A COMMERCIAL FF LOT JL

5/17/2010 BP: 2010 #090284 5/7/09 2500 COMM ADD

2011 #100311 5/24/10 12,000 ACC BLDG DETACHED
2011 #100594 8/30/10 10,000 LIGHTHOUSE

2/3/2009 COMM: PIE EYED PETEY'S MARINA & RESTAURANT

2/3/2009 MEM: 1997 NEW PARCEL & C/I BLDGS PREV ON 5-69-50

Land Computations

Calculated Acreage	2.17
Actual Frontage	277
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.17
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	2.17
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	\$507,000
Total Value	\$507,000

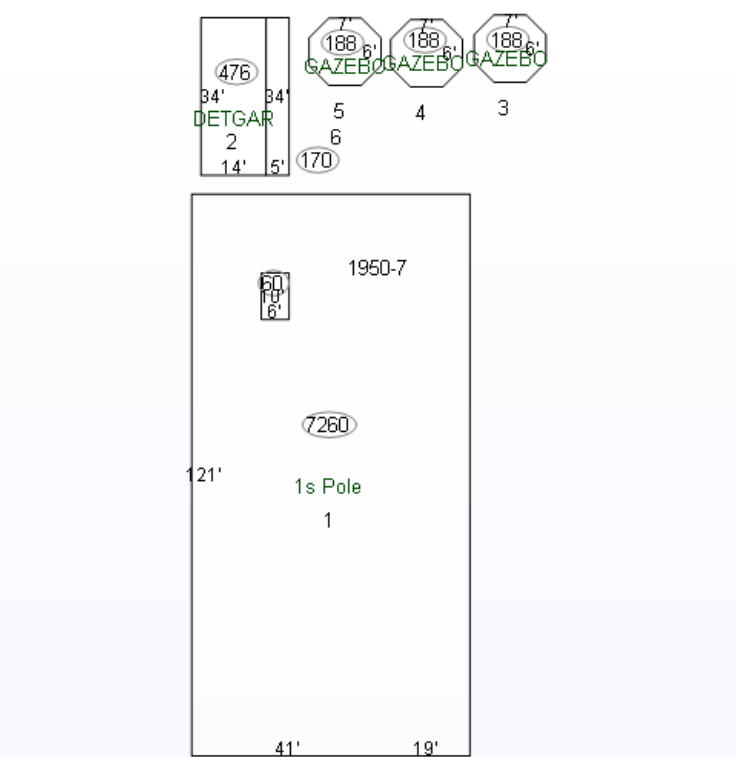
General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building C 01	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(362')			
Heating	7260 sqft			
A/C	3630 sqft			
Sprinkler				

Plumbing RES/CI					Roofing				
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal		
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
Half Bath	0	0	0	0	<input type="checkbox"/> Other				
Kitchen Sinks		0		0	GCK Adjustments				
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio		
Add Fixtures	0	0	12	12	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input checked="" type="checkbox"/> Int Liner		
Total	0	0	12	12	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 60sqft	\$750		



Building Computations			
Sub-Total (all floors)	\$257,838	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$277,788
Plumbing	\$19,200	Quality (Grade)	\$277,789
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$750	Repl. Cost New	\$255,565
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK	GCK	
Use	GCK	GCK	
Use Area	3630 sqft	3630 sqft	
Area Not in Use	0 sqft	0 sqft	
Use %	50.0%	50.0%	
Eff Perimeter	362'	362'	
PAR	5	5	
# of Units / AC	0 / N	0 / N	
Avg Unit sz dpth			
Floor	1	1	
Wall Height	12'	13'	
Base Rate	\$17.09	\$17.09	
Frame Adj	\$0.00	\$0.00	
Wall Height Adj	\$0.00	\$0.93	
Dock Floor	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	
Adj Base Rate	\$17.09	\$17.09	
BPA Factor	1.00	1.00	
Sub Total (rate)	\$17.09	\$17.09	
Interior Finish	\$4.45	\$24.70	
Partitions	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	
A/C	\$0.00	\$2.63	
Sprinkler	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	
Unit Finish/SR	\$0.00	\$0.00	
GCK Adj.	\$2.07	\$2.07	
S.F. Price	\$23.61	\$47.42	
Sub-Total			
Unit Cost	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	
Total (Use)	\$85,704	\$172,134	

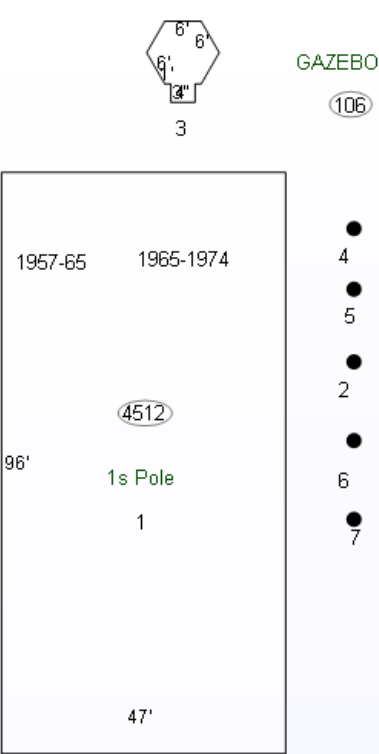
Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1	Pole	C	1955	1955	67	A		0.92		7,260 sqft	\$255,565	80%	\$51,110	0%	100%	1.000	1.4000	\$71,600
2: Detached Garage	0%	1	Wood Frame	C	2010	2010	12	A	\$33.35	0.92	\$30.68	476 sqft	\$14,605	11%	\$13,000	0%	100%	1.000	1.4000	\$18,200
3: Gazebo 02	0%	1		D	2015	2015	7	A	\$35.29	0.92	\$25.97	188 sqft	\$4,883	20%	\$3,910	0%	100%	1.000	1.4000	\$5,500
4: Gazebo 02	0%	1		D	2015	2015	7	A	\$35.29	0.92	\$25.97	188 sqft	\$4,883	20%	\$3,910	0%	100%	1.000	1.4000	\$5,500
5: Gazebo 02	0%	1		D	2015	2015	7	A	\$35.29	0.92	\$25.97	188 sqft	\$4,883	20%	\$3,910	0%	100%	1.000	1.4000	\$5,500
6: Wood Deck (free standi	0%	1		C	2010	2010	12	A		0.92		5'x34'	\$2,944	11%	\$2,620	0%	100%	1.000	1.4000	\$3,700

General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building C 02	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(286')			
Heating			
4512 sqft			
A/C			
Sprinkler			

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

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	4512 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	286'
PAR	6
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$17.12
Frame Adj	\$0.00
Wall Height Adj	(\$2.82)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$17.12
BPA Factor	1.00
Sub Total (rate)	\$17.12
Interior Finish	\$15.77
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$2.35
S.F. Price	\$32.42
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$146,283

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$146,283	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$149,483
Plumbing	\$3,200	Quality (Grade)	\$149,484
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$137,524
Exterior Features	\$0		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 02	0%	1	Pole	C	1957	1957	65	A		0.92		4,512 sqft	\$137,524	80%	\$27,500	0%	100%	1.000	1.4000	\$38,500
2: Fencing C 01	0%	1	9 Gauge Galvaniz	C	1982	1982	40	A	\$15.94	0.92	\$336.9	922' x 6'	\$16,905	80%	\$3,380	0%	100%	1.000	1.4000	\$4,700
3: LIGHTHOUSE	0%	1		A	2010	2010	12	A	\$35.29	0.92	\$51.95	106 sqft	\$5,506	25%	\$4,130	0%	100%	1.000	1.4000	\$5,800
4: Paving C 01	0%	1	Concrete	C	1954	1954	68	A	\$3.80	0.92	\$123.6	9,304 sqft	\$32,527	80%	\$6,510	0%	100%	1.000	1.4000	\$9,100
5: Paving CS	0%	1	Crushed Stone	C	1950	1957	65	A	\$0.54	0.92	\$14.63	54,563 sqft	\$27,107	80%	\$5,420	0%	100%	1.000	1.4000	\$7,600
6: Tank, Bulk Storage C 0	0%	1		C	1993	1993	29	A	\$2,800.	0.92	\$7,215.	1000 Gallons	\$2,576	80%	\$520	0%	100%	1.000	1.4000	\$700
7: Tank, Bulk Storage C 0	0%	1		C	1993	1993	29	A	\$4,500.	0.92	\$18,63	3000 Gallons	\$4,140	80%	\$830	0%	100%	1.000	1.4000	\$1,200

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3)

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐ Earth☐ Tile

☐ Slab☐ Carpet

☐ Sub & Joist☐ Unfinished

☐ Wood☐ Other

☐ Parquet

Wall Finish

☐ Plaster/Drywall☐ Unfinished

☐ Paneling☐ Other

☐ Fiberboard

Roofing

☐ Built-Up☐ Metal☐ Asphalt☐ Slate☐ Tile

☐ Wood Shingle☐ Other

Exterior Features

Description	Area	Value
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Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

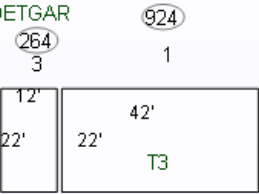
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments	Total Base	Row Type Adj.
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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	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier	0.92	
Replacement Cost	\$11,639	

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Barn, Pole (T3)	0%	1	T30W	C	1981	1981	41	A	\$13.69	0.92	\$0.00	22' x 42' x 14'	\$11,639	55%	\$5,240	0%	100%	1.000	1.4000	\$7,300
2: Barn, Pole (T3) C 01	0%	1	T3AW	C	1966	1966	56	A	\$12.21	0.92	\$0.00	0' x 0' x 11'	\$55,744	65%	\$19,510	25%	100%	1.000	1.4000	\$20,500
3: Detached Garage 02	0%	1	Wood Frame	D	1981	1981	41	A	\$45.76	0.92	\$33.68	264 sqft	\$8,891	38%	\$5,510	0%	100%	1.000	1.4000	\$7,700