General Information

Parcel Number
43-08-18-100-086.000-023

Local Parcel Number
0572600473

Tax ID:

Routing Number
005-069-038.B

Property Class 481
Commercial Mini-Warehouse

Year: 2022

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518700-023
COMM TIPPY ACREAGE

Section/Plat
18-33-7

Location Address (1)
5555 N 450 E
LEESBURG, IN 46538

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography Level — **Flood Hazard** ☐

Public Utilities Gas, Electricity — **ERA** ☐

Streets or Roads Paved — **TIF** ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

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

Legal

5-69-38.B
TR SW NE 18-33-7 3.78A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/15/2008	ROYBAR ENTERPRIS	2008080750	WD	/	$175,000	I
02/28/1996	CAREY REALTY CO I	0	WD	/	$0	I
12/05/1995	MILLER MARTIN T &	0	NA	/	$0	I
01/01/1900	SURVEY (REC)		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
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	☐	☑	☐	☐	☐
$56,700	**Land**	**$56,700**	**$56,700**	**$56,000**	**$54,900**	**$52,900**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$56,700	Land Non Res (3)	$56,700	$56,700	$56,000	$54,900	$52,900
$181,900	**Improvement**	**$181,900**	**$207,600**	**$225,800**	**$223,600**	**$228,600**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$181,900	Imp Non Res (3)	$181,900	$207,600	$225,800	$223,600	$228,600
$238,600	**Total**	**$238,600**	**$264,300**	**$281,800**	**$278,500**	**$281,500**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$238,600	Total Non Res (3)	$238,600	$264,300	$281,800	$278,500	$281,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	A		0	1.66	1.00	$31,500	$31,500	$52,290	-25%	0%	1.3970	$54,890
14	A		0	2.12	1.00	$1,500	$1,500	$3,180	-60%	0%	1.3970	$1,780

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

Notes

8/17/2020 REA: 2021 REMEASURED CONC PER PICTOMETRY

9/20/2016 REA: 2017 REMEASURED PRIMARY LAND PER PICTOMETRY

9/12/2015 SUR: SURVEY #2015050773 ROYBAR ENTERPRISES 5/20/15

2/3/2009 COMM: TIPPECANOE STORAGE FACILITY

2/3/2009 SPLT: 2002 .05A TO CAREY 5-69-38.BA 2/6/02

1/1/1900 SUR: #200800008883 CAREY 7/09/2008

1/1/1900 BP: 2009 #080801 9/16/08 112000 COMM BLDG
2001 000775 7/7/2000 MINI WAREHOUSE40000
2002 010045 1/29/01 MINIWAREHOUSE ADDN 20000
2010 ADDED PAVING

Land Computations

Calculated Acreage	3.78
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.78
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	3.78
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	$56,700
Total Value	**$56,700**

43-08-18-100-086.000-023 ROYBAR ENTERPRISES LLC 5555 N 450 E 481, Commercial Mini-Warehouse COMM TIPPY ACREAGE/51

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(420')	
Heating				
A/C				
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	0	0
Total	0	0	0	0

Roofing

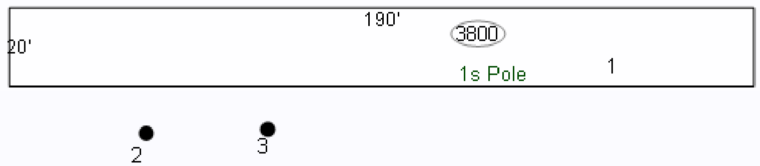
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

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

Exterior Features

Description	Area	Value



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$109,232**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$109,232**
Plumbing	$0	Quality (Grade)	$98,309
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$90,444**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	3800 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	420'
PAR	11
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	9'
Base Rate	**$28.60**
Frame Adj	$0.00
Wall Height Adj	($1.83)
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$28.60**
BPA Factor	1.00
Sub Total (rate)	**$28.60**
Interior Finish	$4.45
Partitions	$0.00
Heating	($1.60)
A/C	$0.00
Sprinkler	$0.00
Lighting	($0.87)
Unit Finish/SR	$0.00
GCK Adj.	$0.00
S.F. Price	**$28.75**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$109,232**

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	D+2	2000	2000	22	A		0.92		3,800 sqft	$90,444	77%	$20,800	0%	100%	1.000	1.4000	$29,100
2: Paving C 01	0%	1	Concrete	C	2000	2000	22	A	$3.80	0.92	$3,670.	276 sqft	$965	80%	$190	0%	100%	1.000	1.4000	$300
3: Paving C 01	0%	1	Crushed Stone	C	2000	2000	22	A	$0.54	0.92	$7,224.	26,929 sqft	$13,378	80%	$2,680	0%	100%	1.000	1.4000	$3,800

Total all pages $181,900 **Total this page** $33,200

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	C/I Building C 02	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(520')	
Heating				
A/C				
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	0	0
Total	0	0	0	0

Roofing

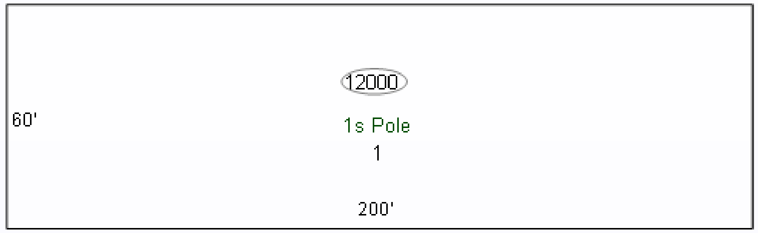
- [ ] Built Up
- [ ] Tile
- [ ] Metal
- [ ] Wood
- [ ] Asphalt
- [ ] Slate
- [ ] Other

GCK Adjustments

- [ ] Low Prof
- [ ] Ext Sheat
- [x] Insulatio
- [ ] SteelGP
- [ ] AluSR
- [x] Int Liner
- [ ] HGSR
- [ ] PPS
- [ ] Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$246,730**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$246,730**
Plumbing	$0	Quality (Grade)	$222,058
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$204,292**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	12000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	520'
PAR	4
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	14'
Base Rate	**$15.31**
Frame Adj	$0.00
Wall Height Adj	$0.79
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$15.31**
BPA Factor	1.00
Sub Total (rate)	**$15.31**
Interior Finish	$4.45
Partitions	$0.00
Heating	($1.60)
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$1.61
S.F. Price	**$20.56**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$246,730**

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 02	0%	1	Pole	D+2	2008	2008	14	A		0.92		12,000 sqft	$204,292	48%	$106,230	0%	100%	1.000	1.4000	$148,700

Total all pages $181,900 **Total this page** $148,700