

General Information

Parcel Number 85-14-58-403-010.000-009
Local Parcel Number 0120189200

Tax ID:

Routing Number 20.BK3

Property Class 499 Other Commercial Structures

Year: 2017

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009) WABASH CITY-WABASH CITY SC
School Corp 8060 WABASH CITY
Neighborhood 8509441-009 GCM COMM GEN RETAIL OLD 9-2
Section/Plat 18
Location Address (1) 1965 S WABASH St WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model 8509441-009 - Commercial

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, July 06, 2017

Review Group 2015

Ownership

HELFIN LAND TRUST HELFIN JON L
P O BOX 543
WABASH, IN 46992

Legal

S PT SE1/4 RES 18-27-6 3.452A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from HELFIN LAND TRUST on 11/26/1991 and 01/01/1900.

Notes

6/8/2009 INFO: 2007 TRENDING CHANGED -50% TO -60% INF FACTOR & 10% ON EACH BLDG
1/1/1900 RP: Reassessment Packet 2016

Commercial

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2017, 2016, 2015, 2014, and 2013.

Land Data (Standard Depth: Res 132', CI 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for parcels 11 and 13.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (3.45), Actual Frontage (0), Developer Discount, Parcel Acreage (3.45), 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 (3.45), 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 (\$99,000), Total Value (\$99,000).

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A		

SB	B	1	U
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Wall Type	1(376')
Heating	3000 sqft
A/C	3000 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	1	2
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	1	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Canopy, Shed Type	320	\$0

Special Features

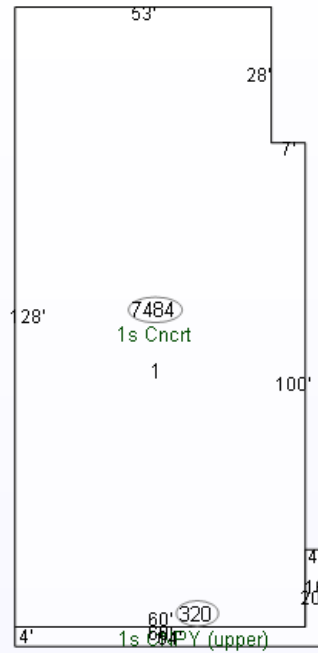
Description	Value

Other Plumbing

Description	Value

UT SHED
2

BUILT 1954



Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENRET
Use Area	4484 sqft	3000 sqft
Area Not in Use	0 sqft	0 sqft
Use %	59.9%	40.1%
Eff Perimeter	376'	376'
PAR	5	5
# of Units / AC	-1	-1
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	16'	16'
Base Rate	\$37.99	\$66.62
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$1.16	\$1.66
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$39.15	\$68.28
BPA Factor	1.00	1.00
Sub Total (rate)	\$39.15	\$68.28
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$1.07)	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$38.08	\$68.28
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$170,751	\$204,840

Building Computations

Sub-Total (all floors)	\$375,591	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$380,391
Plumbing	\$3,200	Quality (Grade)	\$380,392
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$334,744
Exterior Features	\$1,600		

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 01	0%	1	Concrete	C	1954	1954	63 F		0.88			\$334,744	80%	\$66,950	40%	100%	1.00	1.0000	\$40,200
2: Utility Shed C 01	0%	1	SV	D	1980	1980	37 A		0.88		8'x8'		65%		0%	100%	1.00	1.0000	\$100

General Information

Occupancy	C/I Building	Pre. Use	Small Shop
Description	C/I Building C 02	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A		

SB	B	1	U
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Wall Type	1(360')
Heating	6600 sqft
A/C	
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	1	2
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	1	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

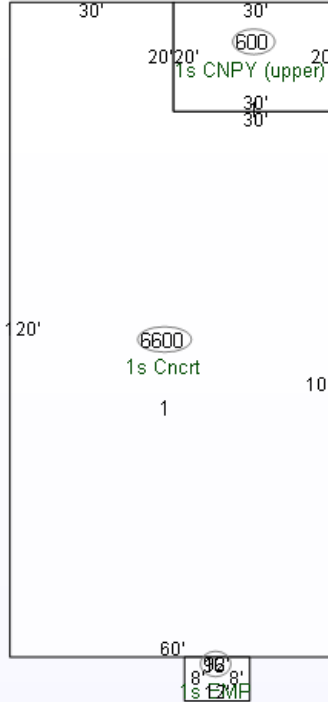
Description	Area	Value
Canopy, Shed Type	600	\$0
Porch, Enclosed Masonry	96	\$0

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCI
Use	SMSHOP
Use Area	6600 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	360'
PAR	5
# of Units / AC	/ N
Avg Unit sz dpth	
Floor	1
Wall Height	16'
Base Rate	\$47.79
Frame Adj	\$0.00
Wall Height Adj	\$1.22
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$49.01
BPA Factor	1.00
Sub Total (rate)	\$49.01
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$49.01
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$323,466

Building Computations

Sub-Total (all floors)	\$323,466	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$336,666
Plumbing	\$3,200	Quality (Grade)	\$336,667
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$296,266
Exterior Features	\$10,000		

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	Concrete	C	1958	1958	59 F		0.88			\$296,266	80%	\$59,250	40%	100%	1.00	1.0000	\$35,600
2: Utility Shed C 02	0%	1		C	1999	1999	18 A	\$15.56	0.88	\$15.56	12'x24'	\$3,944	50%	\$1,970	10%	100%	1.00	1.0000	\$1,800

