

48-11-13-102-106.000-003

General Information

Parcel Number
48-11-13-102-106.000-003

Local Parcel Number
18-1103-8-01-C

Tax ID:
18-1103-8-01-C

Routing Number
K5-K

Property Class 430
Restaurant, Cafeteria or Bar

Year: 2026

Location Information

County
Madison

Township
ANDERSON TOWNSHIP

District 003 (Local 018)
ANDERSON CITY - ANDERSON T

School Corp 5275
ANDERSON COMMUNITY

Neighborhood 180013-003
VARIOUS

Section/Plat
13

Location Address (1)
21 TOWN CENTER PLZ
ANDERSON, IN 46016

Zoning

Subdivision

Lot
C-21

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Water, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Static

Printed
Saturday, April 25, 2026

Review Group 2025

GHEBREMICHAEL ALEM G 1/2 &

Ownership

GHEBREMICHAEL ALEM G 1/2 & ELS
4715 JENNYS RD
INDIANAPOLIS, IN 46228

Legal

TOWN CENTER PLAZA CONDOS 0.0000Acres
STR: SECTION: PLAT: IN: OUT:



21 TOWN CENTER PLZ

430, Restaurant, Cafeteria or Bar

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2009	GHEBREMICHAEL AL		ND	/		I

VARIOUS/180013-003

1/2

Notes

12/23/2025 Imported: 26/27 - RMV MKT FACT, ADJ OBS, RMV INF FACTOR - NEXUS

5/14/2025 Imported: Turned on under one acre factor for land type 11 and support parcels.

12/20/2021 Imported: 22/23 - NO CHG - NEXUS

3/31/2020 Imported: Dining/Bar Equalization 20p21 Nexus

1/6/2016 Imported: 16 pay 17 redrew sketch; added 2nd flr; changed grade; adj obsol - Nexus

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/18/2026	As Of Date	04/20/2026	05/04/2025	04/22/2024	04/18/2023	05/27/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Market Approach	Market Approach	Market Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$2,800	Land	\$2,800	\$2,700	\$1,000	\$1,000	\$1,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,800	Land Non Res (3)	\$2,800	\$2,700	\$1,000	\$1,000	\$1,000
\$34,000	Improvement	\$34,000	\$32,400	\$29,500	\$29,500	\$29,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$34,000	Imp Non Res (3)	\$34,000	\$32,400	\$29,500	\$29,500	\$29,500
\$36,800	Total	\$36,800	\$35,100	\$30,500	\$30,500	\$30,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$36,800	Total Non Res (3)	\$36,800	\$35,100	\$30,500	\$30,500	\$30,500

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.02	2.76	\$50,000	\$138,000	\$2,760	0%	1.0000	0.00	0.00	100.00	\$2,760

Land Computations

Calculated Acreage	0.02
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.02
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.02
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	\$2,800
Total Value	\$2,800

General Information				
Occupancy	C/I Building	Pre. Use	Dining/Lounge	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 2(101')
Heating	1250 sqft
A/C	1250 sqft
Sprinkler	

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

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCM
Use	DINING
Use Area	1250 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	101'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	12'
Base Rate	\$204.12
Frame Adj	(\$16.48)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$187.64
BPA Factor	1.00
Sub Total (rate)	\$187.64
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	\$187.64
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$234,550

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$234,550	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$234,550
Plumbing	\$0	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$234,550
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Concrete	C	1895	1951	75	A		1.00		1,250 sqft	\$234,550	80%	\$46,910	28%	100%	1.000	1.000	0.00	0.00	100.00	\$34,000