

20-02-17-453-016.000-027

General Information

Parcel Number
20-02-17-453-016.000-027

Local Parcel Number
02-17-453-016-027

Tax ID:
0217H

Routing Number

Property Class 370
Small Shop

Year: 2024

Location Information

County
Elkhart

Township
OSOLO TOWNSHIP

District 027 (Local 027)
EC OSOLO

School Corp 2305
ELKHART COMMUNITY

Neighborhood 2737009-027
2737009-Industrial-Acre-City Public

Section/Plat

Location Address (1)
217 PARKVIEW AVENUE EAST
ELKHART, IN 46514

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
Industrial Market

Characteristics

Topography Flood Hazard
☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 24, 2024
Review Group 2022

B&B VENTURES LLC

Ownership

B&B VENTURES LLC
217 PARKVIEW AVENUE EAST
ELKHART, IN 46514

Legal

440.04X200-1132FT W & 465.04FT N SE COR SEC
17 2.02A



217 PARKVIEW AVENUE EAST 370, Small Shop

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/20/2022	B&B VENTURES LLC	06749	WD	/	\$300,000	V
01/01/1900	GLANDERS STANLE		CO	/		I

2737009-Industrial-Acre-Cit 1/4

Notes

Industrial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800
Improvement	\$195,700	\$187,200	\$161,600	\$127,700	\$125,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$195,700	\$187,200	\$161,600	\$127,700	\$125,400
Total	\$254,500	\$246,000	\$220,400	\$186,500	\$184,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$254,500	\$246,000	\$220,400	\$186,500	\$184,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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	1.000000	1.00	\$45,000	\$45,000	\$45,000	0%	1.0000	0.00	0.00	100.00	\$45,000
13	A		0	1.020000	1.00	\$13,500	\$13,500	\$13,770	0%	1.0000	0.00	0.00	100.00	\$13,770

Land Computations

Calculated Acreage	2.02
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.02
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	2.02
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	\$58,800
Total Value	\$58,800

General Information

Occupancy

C/I Building

Pre. Use

GCK

Description

Mixed Use Com

Pre. Framing

Pole Frame

Story Height

1

Pre. Finish

Unfinished

Type

N/A

of Units

0

SB

B

1

U

Wall Type

1: 1(284')

Heating

4920 sqft

A/C

Sprinkler

Plumbing RES/CI

#

TF

#

TF

Full Bath

0

0

0

0

Half Bath

0

0

0

0

Kitchen Sinks

0

0

0

0

Water Heaters

0

0

0

0

Add Fixtures

0

2

2

Total

0

0

2

2

Roofing

☐ Built Up

☐ Tile

☐ Metal

☐ Wood

☐ Asphalt

☐ Slate

☐ Other

GCK Adjustments

☐ Low Prof

☒ Ext Sheat

☒ Insulatio

☐ SteelGP

☐ AluSR

☒ Int Liner

☐ HGSR

☐ PPS

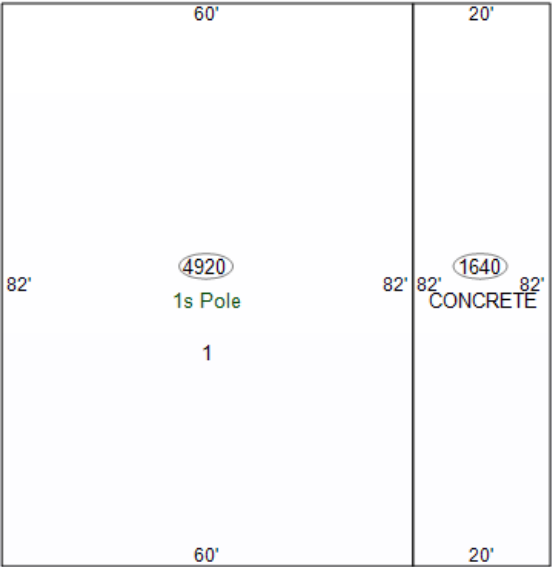
☐ Sand Pnl

Exterior Features

Description

Area

Value



Floor/Use Computations

Pricing Key

GCK

Use

GCK

Use Area

4920 sqft

Area Not in Use

0 sqft

Use %

100.0%

Eff Perimeter

284'

PAR

6

of Units / AC

0 / N

Avg Unit sz|dpth

Floor

1

Wall Height

16'

Base Rate

\$17.12

Frame Adj

\$0.00

Wall Height Adj

\$1.93

Dock Floor

\$0.00

Roof Deck

\$0.00

Adj Base Rate

\$17.12

BPA Factor

1.00

Sub Total (rate)

\$17.12

Interior Finish

\$4.45

Partitions

(\$0.79)

Heating

\$0.00

A/C

\$0.00

Sprinkler

\$0.00

Lighting

\$0.00

Unit Finish/SR

\$0.00

GCK Adj.

\$3.32

S.F. Price

\$26.03

Sub-Total

Unit Cost

\$0.00

Elevated Floor

\$0.00

Total (Use)

\$128,058

Special Features				Other Plumbing			
Description	Value	Description	Value	Description	Value	Description	Value
Mezz 400sqft	\$5,000						

Building Computations			
Sub-Total (all floors)	\$128,058	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$136,258
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$5,000	Repl. Cost New	\$119,089
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: Mixed Use Commercial	1	Pole	C-1	2002	2002	22	A		0.92		4,920 sqft	\$119,089	21%	\$94,080	0%	100%	1.000	1.780	0.00	0.00	100.00	\$167,500
2: Paving	1	Concrete	C	2002	2002	22	A	\$4.22	0.92	\$3.88	1,640 sqft	\$6,367	80%	\$1,270	0%	100%	1.000	1.780	0.00	0.00	100.00	\$2,300

General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	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(182')
Heating	1728 sqft
A/C	
Sprinkler	

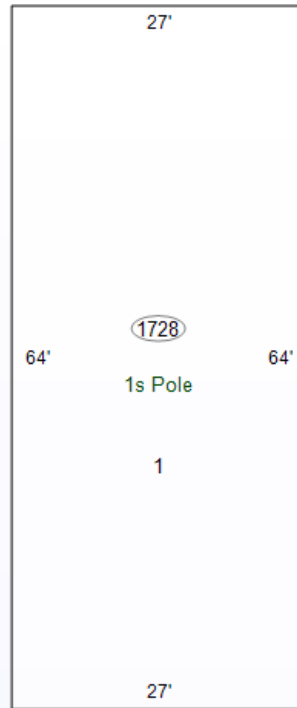
Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	☐ Low Prof	☒ Ext Sheat	☐ Insulation
Add Fixtures		0	2	2	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	2	2	☐ HGSR	☐ PPS	☐ Sand Pn

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$80,058	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$83,256
Plumbing	\$3,200	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$0	Repl. Cost New	\$72,768
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: Mixed Use Commercial	1	Pole	C-1	1973	1973	51 VP		0.92		1,728 sqft	\$72,768	80%	\$14,550	0%	100%	1,000	1,780	0.00	0.00	100.00	\$25,900



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	1728 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	182'
PAR	11
# of Units / AC	0 / N
Avg Unit sz[dpth	
Floor	1
Wall Height	12'
Base Rate	\$28.60
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$28.60
BPA Factor	1.00
Sub Total (rate)	\$28.60
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.	\$1.96
S.F. Price	\$46.33
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$80,058