General Information

Parcel Number
85-14-11-304-158.000-009

Local Parcel Number
0120380900

Tax ID:

Routing Number
3L.BK2

Property Class 429
Other Retail Structures

Year: 2026

Location Information

County
Wabash

Township
NOBLE TOWNSHIP

District 009 (Local 009)
WABASH CITY-WABASH CITY SC

School Corp 8060
WABASH CITY

Neighborhood 8509141-009
GEN RETAIL OLD

Section/Plat
11

Location Address (1)
178 S WABASH ST
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
8509141-009 - Commercial

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☑

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026
Review Group 2026

Ownership

CHATHAM GARRETT
408 W MAIN ST
CARMEL, IN 46032

Legal

OP SE 77X41 LOT 77

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2023	CHATHAM GARRETT		LL	/	$250,000	V
03/09/2016	ARTHUR THOMAS D		WD	/	$65,000	V
05/01/2012	DELAUTER LEON &		CW	/	$32,000	I
03/08/2012	FIRST MERCHANTS		QC	/	$45,000	I
12/02/2003	NIKOLULIS DIMITRIO	CORP WAR	WD	/	$85,000	I
01/19/1996	WABASH MARKETPL	0	WD	/	$33,000	I

Commercial

Valuation Records

Assessment Year	2026	2025	2025	2024	2024
Reason For Change	AA	Inf	AA	EC/133	AA
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	01/01/2024
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	**$12,800**	**$12,800**	**$12,800**	**$12,800**	**$12,800**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$12,800	$12,800	$12,800	$12,800	$12,800
Improvement	**$174,000**	**$155,300**	**$205,900**	**$117,200**	**$135,900**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$174,000	$155,300	$205,900	$117,200	$135,900
Total	**$186,800**	**$168,100**	**$218,700**	**$130,000**	**$148,700**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$186,800	$168,100	$218,700	$130,000	$148,700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 40' X 132', CI 40' X 132')

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
Fci	F		41	41x77	0.78	$400	$312	$12,792	0%	1.0000	0.00	0.00	100.00	$12,790

Data Source Estimated **Collector** 12/09/2025 BS **Appraiser** 12/09/2025 BS

Notes

1/21/2026 RP: Reassessment Packet 2026

12/15/2025 NC: 2026 PERMIT FOR INT REMO

2026 STILL IN PROGRESS. RE-CK 2027

4/22/2025 MEMO: IF 25 PAY 26 BUILDING NOT 4 STORIES, CORRECTED

CE DONE FOR 24 PAY 25

2/29/2024 CONV: 2024 ADDED 4TH STORY

6/13/2012 INFO:
TRENDING-20% MKT ADJ
CHANGED EFF AGE AND ADDED 5% OBSO 2007 PAY
2008 TRENDING

6/13/2012 MEM::
CHANGED GRADE AND OBSO FOR 2008 PAY 2009
TRENDING

1/1/1900 RE:
CHANGED GRADE AND ADDED OBSO TO BLDG FOR
REVAL

Land Computations

Calculated Acreage	0.07
Actual Frontage	41
Developer Discount	☐
Parcel Acreage	0.00
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	0.00
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	$12,800
Total Value	**$12,800**

General Information

Occupancy	C/I Building	**Pre. Use**	Utility / Storage
Description	C/I Building C 01	**Pre. Framing**	Wood Joist
Story Height	3	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type		1: 2(236')		U: 2(472')
Heating			3157 sqft	
A/C			3157 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	3	6
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	0	0
Total	0	0	3	6

Roofing

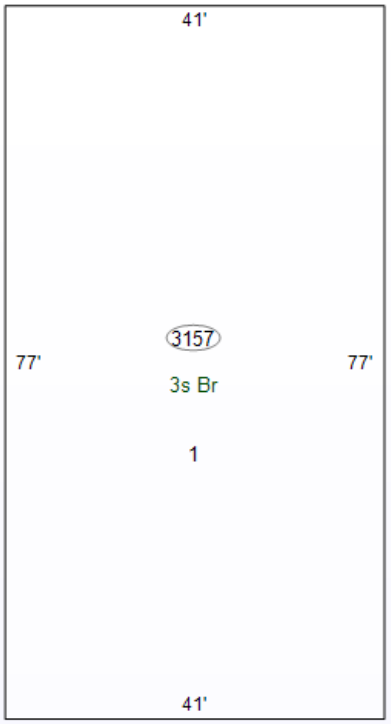
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

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

Exterior Features

Description	Area	Value



Special Features

Description	Value
Mezz 1250sqft	$100,200
Mezz 1250sqft	$59,313

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$778,990**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$951,582**
Plumbing	$13,080	Quality (Grade)	1.10
Other Plumbing	$0	Location Multiplier	0.91
Special Features	$159,513	**Repl. Cost New**	**$952,534**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	GENRET	UTLSTOR	UTLSTOR
Use Area	1579 sqft	1578 sqft	3157 sqft	3157 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	50.0%	50.0%	100.0%	100.0%
Eff Perimeter	236'	236'	236'	236'
PAR	7	7	7	7
# of Units / AC	0	0	0	0
Avg Unit sz|dpth	-1	-1	0	-1
Floor	1	1	2	3
Wall Height	14'	14'	14'	14'
Base Rate	**$150.16**	**$150.16**	**$68.10**	**$68.10**
Frame Adj	($17.13)	($17.13)	($14.85)	($14.85)
Wall Height Adj	$0.00	$0.00	$6.24	$6.24
Dock Floor	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$133.03**	**$133.03**	**$59.49**	**$59.49**
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	**$133.03**	**$133.03**	**$59.49**	**$59.49**
Interior Finish	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00
Heating	$0.00	$0.00	($2.63)	($2.63)
A/C	$0.00	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00	$0.00
Lighting	$0.00	$0.00	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00	$0.00	$0.00
GCK Adj.	$0.00	$0.00	$0.00	$0.00
S.F. Price	**$133.03**	**$133.03**	**$56.86**	**$56.86**
Sub-Total				
Unit Cost	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$210,054**	**$209,921**	**$179,507**	**$179,507**

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	3	Brick	C+2	1876	1999	27	G		0.91		9,471 sqft	$952,534	71%	$276,230	30%	100%	1.000	0.900	0.00	0.00	100.00	$174,000