

General Information

Parcel Number
43-08-28-100-560.000-023

Local Parcel Number
0571801669

Tax ID:

Routing Number
005-109-230.A

Property Class 499
Other Commercial Structures

Ownership

BOSS PROPERTIES INDIANA LLC
16744 W HUNTINGTON DR
LOCKPORT, IL 60441

Legal

5-109-230.A
TR NE 28-33-7 .82A PER DEED



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/17/2021	BOSS PROPERTIES I	2021050748	WD	/	\$400,000	V
10/03/2019	CHANNEL SIDE LLC	2019100232	QC	/	\$0	I
01/25/2010	3687 NORTH BARBE	2010010919	WD	/	\$325,000	I
06/08/2009	DESOMER JUDITH L	2009060387	SH	/	\$321,873	I
04/12/2006	MONTGOMERY MICH		NA	/	\$0	I
02/04/1994	MONTGOMERY MICH	0	WD	/	\$0	I

Notes

2/9/2022 2022: 2022 CHANGED GRADES FROM D-1 TO C FOR 240 SF BLDG, ADDED 3 PLMG FIX, HEAT & A/C, CHANGED EFF AGE FOR TOTAL REMO, CHANGED 12 X 12 SHED TO GCM, CHANGED D TO C GR, REMOVED ALL PLMGING, CHANGED EFF AGE FOR TOTAL REMO, ADDED FOR MASONRY WALL AROUND TANKS, REMOVED THE 2 MAS BOX C'S, CHANGED EFF AGE ON ORIGINAL STRUCTURE AFTER ADDING THE 15 X 23 2ND ST ADD'N, COMPLETE REMO (SEE CHART), REMEAS ALL DOCK FACILITIES, CORRECTED PAVING. FOR 2022 ONLY GRANTED -30% ON ALL 3 C/I BLDGS FOR NOT BEING OPEN UNTIL FEB 23, 2022. RCK PLMG IN ORANGE & YELLOW C/I'S, REMEAS PAVING

Year: 2022

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
28-33-7

Location Address (1)
3687 N BARBEE RD
WARSAW, IN 46582

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$212,200	Land	\$212,200	\$212,200	\$212,300	\$208,100	\$189,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$212,200	Land Non Res (3)	\$212,200	\$212,200	\$212,300	\$208,100	\$189,300
\$365,500	Improvement	\$365,500	\$78,700	\$74,500	\$73,700	\$72,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$365,500	Imp Non Res (3)	\$365,500	\$78,700	\$74,500	\$73,700	\$72,200
\$577,700	Total	\$577,700	\$290,900	\$286,800	\$281,800	\$261,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$577,700	Total Non Res (3)	\$577,700	\$290,900	\$286,800	\$281,800	\$261,500

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		163	163x60	0.54	\$900	\$486	\$79,218	0%	0%	1.3970	\$110,670
Fci	F		82	99x121	0.81	\$900	\$729	\$72,171	0%	0%	1.3970	\$100,820
14	A		0	0.32	1.00	\$1,500	\$1,500	\$480	0%	0%	1.3970	\$670

Zoning
COMMERCIAL COMMERCIAL

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Sewer, Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

9/1/2021 BP: 2022 #2021688 11/4/21 DECKS AT WATER, PATIO, ICE CREAM & ADULT STRUCTURE OUTSIDE 100% COMPLETE, MAIN RESTAURANT 75% TODAY 500,000 2022 #2021688 8/11/2021 COMM ADD 500,000

6/29/2021 2022: NEW CONSTRUCTION - ADJ EFF AGE OF BUILDING AFTER COMPLETE INTERIOR/EXTERIOR REMODEL, CHANGED BSMT TO 1ST FLOOR PER GUIDELINES, ADDED NEW 2021 ADDITION TO SECOND FLOOR, ADDED IN PRE FACTOR TOTAL FOR BOTH MAS BOX, REMOVED COLD STORAGE FACILITIES, REMOVED CANOPY OVER DOCKS PER FIELD CHECK

9/8/2020 REA: 2021 CHANGED SIZE ON BOAT CANOPY, DECK ON PIER BAR, & UPPER LEVEL OF BLDG, & DECKS PER PICTOMETRY, CHANGED SV TO PRE FACTOR

Land Computations

Calculated Acreage	0.82
Actual Frontage	245
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.82
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	0.82
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	\$212,200
Total Value	\$212,200

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building-Ice C	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(64')
Heating	240 sqft
A/C	240 sqft
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	0	3	3
Total	0	0	3	3

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

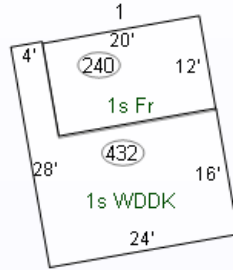
Exterior Features

Description	Area	Value
Wood Deck	432	\$6,000

Special Features

Description	Value	Description	Value

Other Plumbing



2 TANKS

10 4 x16, 1 gas deck 8 x 16
5x65 front of restaurant

Building Computations

Sub-Total (all floors)	\$37,270	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$48,070
Plumbing	\$4,800	Quality (Grade)	\$48,071
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$44,224
Exterior Features	\$6,000		

Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	240 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	64'
PAR	27
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	7'
Base Rate	\$193.81
Frame Adj	(\$14.26)
Wall Height Adj	(\$28.49)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$151.06
BPA Factor	1.00
Sub Total (rate)	\$151.06
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$4.23
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$155.29
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$37,270

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-Ice Cream	0%	1	Wood Frame	C	1982	2006	16 A		0.92		240 sqft	\$44,224	59%	\$18,130	30%	100%	1.000	1.4000	\$17,800
2: Docking Facility, Decks	0%	1	Light Construction	C	1943	1943	79 A	\$24.00	0.92	\$579.2	1,093 sqft	\$24,133	80%	\$4,830	0%	100%	1.000	1.4000	\$6,800
3: Masonry Wall	0%	1		C	1991	1991	31 A	\$186.5	0.92	\$591.1	36' x 3'	\$4,424	80%	\$880	0%	100%	1.000	1.4000	\$1,200
4: Paving Conc	0%	1	Concrete	C	1943	1943	79 A	\$3.80	0.92	\$7,894.	594 sqft	\$2,077	80%	\$420	0%	100%	1.000	1.4000	\$600
5: Paving Crushed Stone	0%	1	Crushed Stone	C	1943	1943	79 A	\$0.54	0.92	\$2,568.	9,574 sqft	\$4,756	80%	\$950	0%	100%	1.000	1.4000	\$1,300

General Information

Table with 4 columns: Property Name, Occupancy, Description, Story Height, Type, Pre. Use, Pre. Framing, Pre. Finish, # of Units.

SB B 1 U

Table with 4 columns: Wall Type, Heating, A/C, Sprinkler, and values for SB, B, 1, U.

Plumbing RES/CI

Table with 4 columns: #, TF, #, TF for Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

Roofing

Table with 3 columns: Built Up, Wood, Other, and checkboxes for Tile, Asphalt, Metal, Slate.

GCK Adjustments

Table with 3 columns: Low Prof, SteelGP, HGSR, Ext Sheat, AluSR, PPS, Insulatio, Int Liner, Sand Pnl.

Exterior Features

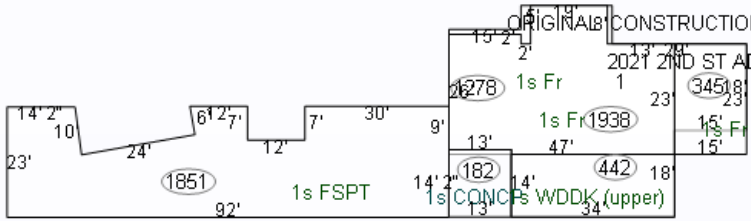
Table with 3 columns: Description, Area, Value for Patio, Concrete, Wood Deck, Patio, Flagstone (Terraced).

Special Features

Table with 2 columns: Description, Value.

Other Plumbing

Table with 2 columns: Description, Value.



Floor/Use Computations

Table with 3 columns: Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR, # of Units / AC, Avg Unit sz|dpth, Floor, Wall Height, Base Rate, Frame Adj, Wall Height Adj, Dock Floor, Roof Deck, Adj Base Rate, BPA Factor, Sub Total (rate), Interior Finish, Partitions, Heating, A/C, Sprinkler, Lighting, Unit Finish/SR, GCK Adj, S.F. Price, Sub-Total, Unit Cost, Elevated Floor, Total (Use).

Building Computations

Table with 4 columns: Sub-Total (all floors), Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features, Sub-Total (building), Quality (Grade), Location Multiplier, Repl. Cost New.

Summary of Improvements

Table with 18 columns: 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.

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building-Adult	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(48')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

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		

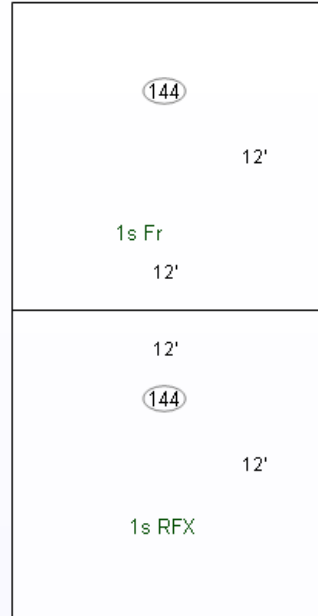
GCK Adjustments

<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, Roof Extension	144	\$1,600

1



Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	144 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	48'
PAR	33
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	7'

Base Rate	\$235.45
Frame Adj	(\$14.26)
Wall Height Adj	(\$34.79)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$186.40
BPA Factor	1.00
Sub Total (rate)	\$186.40
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$185.07
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$26,650

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	\$26,650	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$28,250
Plumbing	\$0	Quality (Grade)	\$28,251
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$25,990
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-Adults	0%	1	Wood Frame	C	1991	2006	16 A		0.92		144 sqft	\$25,990	59%	\$10,660	30%	100%	1.000	1.4000	\$10,400