General Information

Parcel Number
85-07-05-201-058.000-002

Local Parcel Number
0110196700

Tax ID:

Routing Number
6E.145

Property Class 429
Other Retail Structures

Year: 2026

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502141-002
CENTRAL BUS GEN RETAIL OLD

Section/Plat
05

Location Address (1)
130 E MAIN
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
8502141-002 - 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 2023

Ownership

ICARIAN CAPITAL LLC
NICHOLAS HIPPENSTEEL
88 UPPER SHAD RD # 1
POUND RIDGE, NY 10576

Legal

SHALLENBARGER SUB 24 22X100 LOT 2 & PT ALLEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/04/2015	ICARIAN CAPITAL LL		CW	/		I
01/01/1900	WIBLE REALTY INC		WD	/		I

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	**$4,600**	**$4,600**	**$4,600**	**$4,600**	**$4,600**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$4,600	$4,600	$4,600	$4,600	$4,600
Improvement	**$72,000**	**$59,100**	**$42,800**	**$43,300**	**$46,000**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$72,000	$59,100	$42,800	$43,300	$46,000
Total	**$76,600**	**$63,700**	**$47,400**	**$47,900**	**$50,600**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$76,600	$63,700	$47,400	$47,900	$50,600

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 40' X 150', CI 40' X 150')

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		22	22x105	0.84	$250	$210	$4,620	0%	1.0000	0.00	0.00	100.00	$4,620

Data Source Estimated **Collector** 08/09/2022 BS **Appraiser** 08/09/2022 BS

Notes

11/22/2022 RP: Reassessment Packet 2023

2/6/2020 NC: 2018 PERMIT FOR INTERIOR RENO 2018 RE-CK 2019 FOR COMPLETION 2019 IN PROGRESS. RE-CK 2020 2020 CHANGED INTERIOR USE.

8/4/2015 MEM:
10% MKT ADJ FOR 2006

8/4/2015 RE:
ADJUSTED OBSO / VACANT FOR 8 YRS 2012 PAY 2013

1/1/1900 NOTE:
08/04/2015 - SOLD AS PART OF MULTI-PARCEL SALE INCLUDING PID 850705201059000002 WITH SALES PRICE OF $225,000 FOR BOTH PARCELS.

SDF ID C85-2015-1812615.

Land Computations

Calculated Acreage	0.05
Actual Frontage	22
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	$4,600
Total Value	**$4,600**

General Information

Occupancy	C/I Building	**Pre. Use**	Utility / Storage
Description	C/I Building C 01	**Pre. Framing**	Wood Joist
Story Height	2	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type		B: 1(172')	1: 1(186')	U: 1(172')
Heating			2100 sqft	
A/C			2100 sqft	
Sprinkler				

Plumbing RES/CI

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

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	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	UTLSTOR
Use Area	2100 sqft	840 sqft	1260 sqft	2100 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	40.0%	60.0%	100.0%
Eff Perimeter	172'	186'	186'	172'
PAR	8	9	9	8
# of Units / AC	0	0	0	0
Avg Unit sz|dpth	-1	0	0	-1
Floor	B	1	1	2
Wall Height	8'	12'	12'	10'
Base Rate	**$84.79**	**$174.87**	**$152.68**	**$62.31**
Frame Adj	($5.66)	($15.83)	$0.00	($15.54)
Wall Height Adj	($2.88)	$0.00	($9.10)	($5.76)
Dock Floor	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$76.25**	**$159.04**	**$143.58**	**$41.01**
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	**$76.25**	**$159.04**	**$143.58**	**$41.01**
Interior Finish	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00
Heating	($2.63)	$0.00	$0.00	($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	**$73.62**	**$159.04**	**$143.58**	**$38.38**
Sub-Total				
Unit Cost	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$154,602**	**$133,594**	**$180,911**	**$80,598**

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$549,704**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$549,704**
Plumbing	$0	Quality (Grade)	0.90
Other Plumbing	$0	Location Multiplier	0.91
Special Features	$0	**Repl. Cost New**	**$450,208**
Exterior Features	$0		

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	2	Brick	D+2	1891	1979	47	G		0.91		6,300 sqft	$450,208	80%	$90,040	0%	100%	1.000	0.800	0.00	0.00	100.00	$72,000

Total all pages $72,000 **Total this page** $72,000