

General Information

Parcel Number 66-02-36-300-033.002-005

Local Parcel Number 0050098900

Tax ID:

Routing Number 31N-R2W

Property Class 481 Commercial Mini-Warehouse

Year: 2018

Location Information

County Pulaski

Township FRANKLIN TOWNSHIP

District 005 (Local 005) Franklin Township

School Corp 6620 EASTERN PULASKI COMMUNITY

Neighborhood 905007-005 Franklin 8

Section/Plat 36

Location Address (1) 13 E INDIAN HILLS WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model 905007-005 - Commercial

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, April 22, 2018

Review Group 2017

Ownership

NEWCOMER MINI STORAGE LLC 417 W TOTO ROAD NORTH JUDSON, IN 46366

Legal

005-00989-00 PT SW SEC. 36 1.35A STONE DILTS (645)



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for 2018-2014.

Land Data (Standard Depth: Res 120', CI 120')

Table with 13 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Commercial

Notes

9/7/2050 001: PACKET 44/#1B
9/7/2016 002: 13P14 SPLIT 1.35A LAND W/GARAGE & SHED FROM 0050098700 FIRST NATIONAL BANK OF MONTEREY TO NEWCOMER, MARK E. (0050098900) DATED 08/15/12; DEED 201201730;SURVEY 201201729; SDF# 6620121843653. MINIWHRSES STAYS ON 0050098900 14P15 REASS MT/MG 09/04/13 PIC 1470-1473 NO CHANGE
9/7/2016 003: 8/15/2016 TRANSFER INCLUDES 1 PARCEL FOR \$97,000 REC#20161546 SDF#6620161142993 WARRANTY DEED

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

Data Source N/A

Collector

Appraiser

Total Value \$13,300

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Mini Warehouse
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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**Wall Type** 3(280')

**Heating**

**A/C**

**Sprinkler**

Plumbing RES/CI

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	0	0
<b>Total</b>	0	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
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Special Features

Description	Value
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Other Plumbing

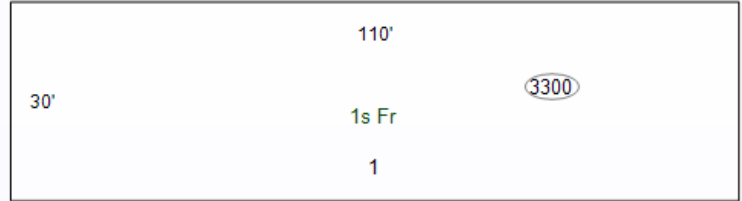
Description	Value
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Building Computations

<b>Sub-Total (all floors)</b>	<b>\$113,025</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$113,025</b>
Plumbing	\$0	Quality (Grade)	\$113,026
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$101,723</b>
Exterior Features	\$0		

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 C 01	0%	1	Wood Frame	C	1991	1991	27 A		0.90		3,300 sqft	\$101,723	62%	\$38,650	0%	100%	1.00	1.0000	\$38,700



Floor/Use Computations

Pricing Key	GCI
Use	MWRHSE
Use Area	3300 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	280'
PAR	8
# of Units / AC	0 / N

Avg Unit sz dpth	
Floor	1
Wall Height	8'
<b>Base Rate</b>	<b>\$46.01</b>
Frame Adj	(\$9.92)
Wall Height Adj	(\$1.84)
Dock Floor	\$0.00
Roof Deck	\$0.00

<b>Adj Base Rate</b>	<b>\$34.25</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$34.25</b>
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
<b>S.F. Price</b>	<b>\$34.25</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$113,025</b>

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Mini Warehouse
<b>Description</b>	C/I Building C 02	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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**Wall Type** 3(280')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	0	0
<b>Total</b>	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**

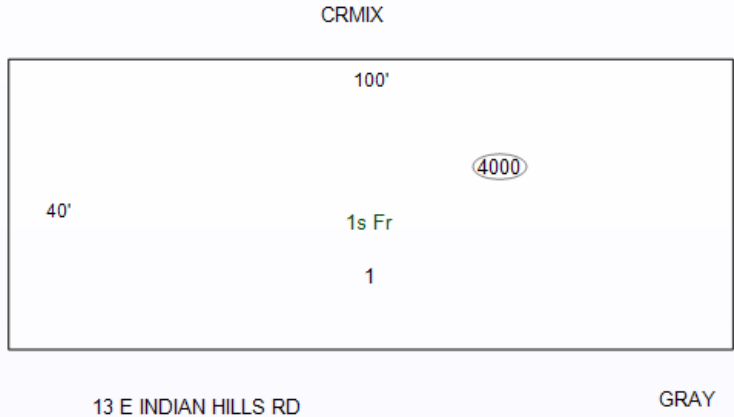
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

<b>Description</b>	<b>Value</b>



**Floor/Use Computations**

<b>Pricing Key</b>	GCI
<b>Use</b>	MWRHSE
<b>Use Area</b>	4000 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	280'
<b>PAR</b>	7
<b># of Units / AC</b>	0 / N
<b>Avg Unit sz dpth</b>	
<b>Floor</b>	1
<b>Wall Height</b>	9'
<b>Base Rate</b>	\$40.00
<b>Frame Adj</b>	(\$9.92)
<b>Wall Height Adj</b>	(\$1.05)
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	\$29.03
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	\$29.03
<b>Interior Finish</b>	\$0.00
<b>Partitions</b>	\$0.00
<b>Heating</b>	\$0.00
<b>A/C</b>	\$0.00
<b>Sprinkler</b>	\$0.00
<b>Lighting</b>	\$0.00
<b>Unit Finish/SR</b>	\$0.00
<b>GCK Adj.</b>	\$0.00
<b>S.F. Price</b>	\$29.03
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	\$116,120

**Building Computations**

<b>Sub-Total (all floors)</b>	\$116,120
<b>Garages</b>	\$0
<b>Racquetball/Squash</b>	\$0
<b>Theater Balcony</b>	\$0
<b>Plumbing</b>	\$0
<b>Other Plumbing</b>	\$0
<b>Special Features</b>	\$0
<b>Exterior Features</b>	\$0
<b>Fireplaces</b>	\$0
<b>Sub-Total (building)</b>	\$116,120
<b>Quality (Grade)</b>	\$116,121
<b>Location Multiplier</b>	0.90
<b>Repl. Cost New</b>	\$104,508

**Summary of Improvements**

<b>Description</b>	<b>Res Eligibl</b>	<b>Story Height</b>	<b>Construction</b>	<b>Grade</b>	<b>Year Built</b>	<b>Eff Year</b>	<b>Eff Co Age nd</b>	<b>Base Rate</b>	<b>LCM</b>	<b>Adj Rate</b>	<b>Size</b>	<b>RCN</b>	<b>Norm Dep</b>	<b>Remain. Value</b>	<b>Abn Obs</b>	<b>PC</b>	<b>Nbhd</b>	<b>Mrkt</b>	<b>Improv Value</b>
1: C/I Building C 02	0%	1	Wood Frame	C	1996	1996	22 A		0.90		4,000 sqft	\$104,508	54%	\$48,070	0%	100%	1.00	1.0000	\$48,100

