

General Information

Parcel Number 66-14-14-145-011.000-011
Local Parcel Number 0110043300

Tax ID:

Routing Number 30N R2W

Property Class 685 Exempt, Religious Organization

Year: 2018

Location Information

County Pulaski

Township MONROE TOWNSHIP

District 011 (Local 011) Winamac Corp (Monroe)

School Corp 6620 EASTERN PULASKI COMMUNITY

Neighborhood 911016-011 Winamac 15-011

Section/Plat

Location Address (1) 106 S MARKET WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model 911016-011 - Exempt/Utility

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Monday, April 23, 2018

Review Group 2018

Ownership

FIRST CHRISTIAN CHURCH OF IND., 106 S MARKET St WINAMAC, IN 46996

Legal

011-00433-00 O.P. LOT 135



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

Table with columns for Assessment Year (2018, 2017, 2016, 2015, 2014), Reason For Change (WIP, AA), As Of Date (03/07/2018, 01/01/2018, 04/27/2017, 01/01/2016, 03/01/2015, 03/01/2014), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$18,400, \$681,900, \$683,300, \$657,300, \$636,500, \$736,500).

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

Table with columns: Land Type (Fci), Pricing Method (F), Soil ID, Act Front. (66), Size (66x132), Factor (1.00), Rate (\$287), Adj. Rate (\$287), Ext. Value (\$18,942), Infl. % (0%), Res Elig % (0%), Market Factor (0.9700), Value (\$18,370).

Transfer of Ownership

Table with columns: Date (01/01/1900), Owner (FIRST CHRISTIAN CH), Doc ID, Code (WD), Book/Page, Adj, Sale Price (\$0), V/I.

Exempt

Notes

1/6/2050 001: PACKET 9#2 06/07--STATE MANDATED TRENDING APPLIES
11/9/2017 18CR: Adjusted eff age and wall type of basement.

1/6/2016 002: 07/08--ADDED NEW PART OF THE CHURCH & REMOVED OLD PART. THE OLD SECTION THAT WAS LEFT HAS BASEMENT UNDER IT. BUILDING SETS ON 2 PARCELS LOTS 135 & 136 ALL PRICED ON THIS PARCEL. THE PLUMBING IS 9 TOILETS, 20 SINKS, 1 URINAL AND 2 HOT WATER HEATERS. THE SHINGLES ON THE ROOF ARE METAL ONES THAT LOOK LIKE ASPHALT SHINGLES. THE WEIGHTED AVERAGE YEAR IS FIGURED AS 1987 BECAUSE THE OLD SQUARE FOOTAGE OF 3375 IS 1952 AND THE NEW SQUARE FOOTAGE OF 6397 IS 2006. THE BASEMENT WAS PRICED AS STAND ALONE DUE TO THE SQ FT. AND THE AGE DIFFERENCE.

1/6/2016 003: 12/13 REASS TM MT-TR 7/26/11 P-222 BELL TOWER ADDED 14P15 REASS MT/MG 09/10/13 PIC 1864-1867 NO CHANGE

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and Value (0.20, 66, \$0, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, \$0, 0.00, 0.0, \$0, \$0, \$0, \$0, \$0, \$0, \$18,400, \$18,400).

General Information

Occupancy	C/I Building	Pre. Use	Theater
Description	C/I Building C 01	Pre. Framing	Fireproof Steel
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type		1(252')	2(548')	
Heating		3375 sqft	9772 sqft	
A/C			9772 sqft	
Sprinkler				

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	32	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	32	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

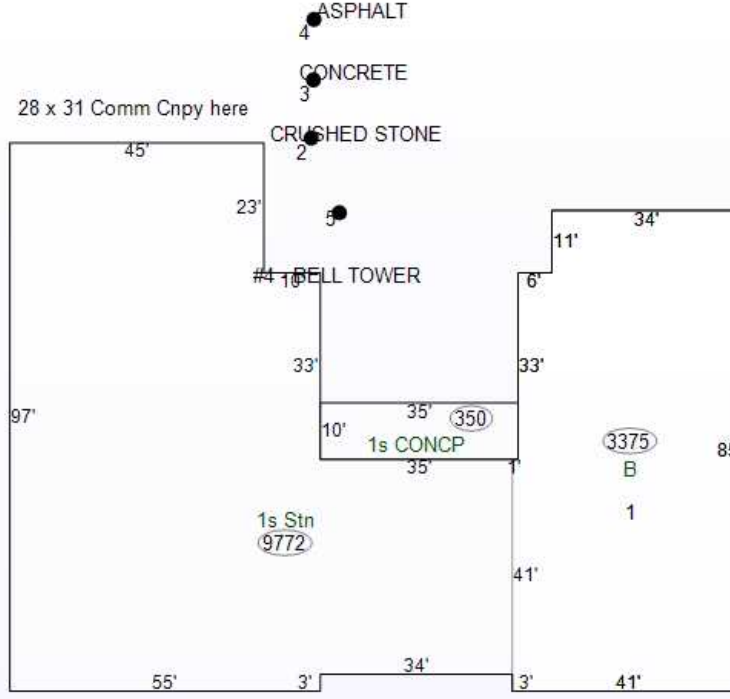
Exterior Features		
Description	Area	Value
Patio, Concrete	350	\$1,700

Special Features

Description	Value
Can, CT 868sqft	\$23,420

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	SABSMT	THEATRE
Use Area	3375 sqft	9772 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	252'	548'
PAR	7	6
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	10'	10'
Base Rate	\$37.64	\$113.52
Frame Adj	\$8.57	\$13.11
Wall Height Adj	\$1.29	(\$25.80)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$47.50	\$100.83
BPA Factor	1.00	1.00
Sub Total (rate)	\$47.50	\$100.83
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$47.50	\$100.83
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$160,313	\$985,311

Building Computations

Sub-Total (all floors)	\$1,145,623	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,221,943
Plumbing	\$51,200	Quality (Grade)	\$1,466,333
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$23,420	Repl. Cost New	\$1,319,699
Exterior Features	\$1,700		

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	Stone	B	1952	1990	28 A		0.90		13,147 sqft	\$1,319,699	49%	\$673,050	0%	100%	1.00	1.0000	\$673,100
2: Paving C 01	0%	1	Crushed Stone	C	1952	1952	66 A	\$0.49	0.90	\$0.49	1,320 sqft	\$582	80%	\$120	0%	100%	1.00	1.0000	\$100
3: Paving C 01	0%	1	Concrete	C	2006	2006	12 A	\$2.22	0.90	\$2.22	1,350 sqft	\$2,697	60%	\$1,080	0%	100%	1.00	1.0000	\$1,100
4: Paving C 01	0%	1	Asphalt	C	2006	2006	12 A	\$2.21	0.90	\$2.21	126 sqft	\$251	80%	\$50	0%	100%	1.00	1.0000	\$100
5: BEL TOWR C	0%	1	SV	D	2011	2011	7 A		0.90		0 Gallons @ 15		8%		0%	100%	1.00	1.0000	\$7,500