

66-14-14-145-009.000-011

General Information

Parcel Number
66-14-14-145-009.000-011

Local Parcel Number
0110003200

Tax ID:

Routing Number
T30N-R2W

Property Class 401
4 to 19 Family Apartments

Year: 2023

Location Information

County
Pulaski

Township
MONROE TOWNSHIP

District 011 (Local 011)
Winamac Corp (Monroe)

School Corp 6620
EASTERN PULASKI COMMUNITY

Neighborhood 911017-011
Com/Ind/Ex (2)

Section/Plat

Location Address (1)
101 W MAIN
WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model
Apartments

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, July 12, 2023

Review Group 2022

ADAM, INC.

Ownership

ADAM, INC.
C/O FINKE, MARY ANN
20 N 75 E
Winamac, IN 46996-8784

Legal

011-00032-00 O.P. LOT 133



101 W MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	ADAM, INC.		WD	/	\$0	I

401, 4 to 19 Family Apartments

Commercial

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/14/2023	As Of Date	04/04/2023	03/18/2022	03/12/2021	03/02/2020	03/27/2019
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$29,300	Land	\$29,300	\$28,500	\$28,500	\$27,700	\$27,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$26,400	Land Non Res (2)	\$26,400	\$25,700	\$25,700	\$24,900	\$24,900
\$2,900	Land Non Res (3)	\$2,900	\$2,800	\$2,800	\$2,800	\$2,800
\$265,100	Improvement	\$265,100	\$259,700	\$247,800	\$247,800	\$247,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$265,100	Imp Non Res (2)	\$265,100	\$259,700	\$247,800	\$247,800	\$247,800
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$294,400	Total	\$294,400	\$288,200	\$276,300	\$275,500	\$275,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$291,500	Total Non Res (2)	\$291,500	\$285,400	\$273,500	\$272,700	\$272,700
\$2,900	Total Non Res (3)	\$2,900	\$2,800	\$2,800	\$2,800	\$2,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		132	132x66	0.74	\$300	\$222	\$29,304	0%	0%	1.0000	\$29,300

Com/Ind/Ex (2)

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Notes

12/29/2050 001: PACKET 9/#4
CANTERBURY COURT
WHOLE BLDG TIED TOGETHER AS ONE BLDG
WITH CORRECT PERIMETER WALLS.. BLDG
CONSISTS OF 12 REGULAR APTS, 6 TOWN
HOUSES WITH BASEMENTS, OFFICE AREA &
LAUNDRY AREA. 1ST FLOOR LISTED AS 4 APTS
PLUS 1/2 OF THE 6 TOWN HOUSES FOR A TOTAL
OF 7 APTS PLUS THE OFFICE AREA & THE
LAUNDRY AREA AS SERVICE AREA. OFFICE
HAS 1 HALF BATH & 1 HOT WATER HEATER. THE
2ND FLOOR IS LISTED AS 8 APTS PLUS 1/2 OF
THE 6 TOWN HOUSES FOR A TOTAL OF 11 APTS.
(CALCULATED OUT THE SQ FOOTAGE FOR THE
DIFFERENT APTS, COMPARED TO SQ FT THIS
WAY & WAS VERY CLOSE FOR CORRECT
PRICING). SV THE UTILITY BASEMENT AT THE
SOUTH END OF MAIN BLDG..

1/27/2023 23/24 MISC: Removed land factor
override.

8/4/2022 23/24 MISC: Changed Market Factor from
.95 to 1.0 for 23p24

11/12/2021 21/22 MISC: 10/19/2021 MR; ADJ
EFFECTIVE YEAR OF BLDG; ADJ FEATURES OF
BLDG.

11/9/2017 18CR: Adjusted eff age of bldg and
market factor.

1/1/2014 004: 14P15 REASS MT/MG 09/10/13 PIC
1869-1872 NO CHANGE

1/1/2013 003: 13/14 PURSUANT TO DLGF MEMO
DATED 6/14/13 ALL
COMMON AREAS ARE TO HAVE A 2% TAX CAP,

Land Computations

Calculated Acreage	0.20
Actual Frontage	132
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$26,400
CAP 3 Value	\$2,900
Total Value	\$29,300

General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	19

SB	B	1	U
Wall Type	B: 1(251')	1: 1(614')	U: 1(624')
Heating		6981 sqft	7864 sqft
A/C		1579 sqft	
Sprinkler			

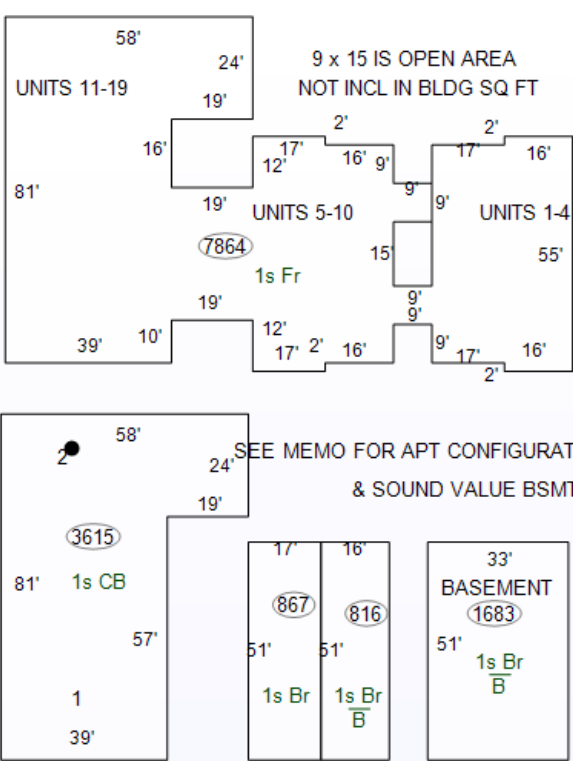
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	1	2	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$1,243,049	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,247,849
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$1,010,758
Exterior Features	\$0		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 01	0%	2	1/6 Masonry	D+2	1964	1983	40	A		0.90		17,344 sqft	\$1,010,758	73%	\$272,900	0%	100%	1.000	0.9700	\$264,700
2: UTIL BSM C	0%	1	SV	D	1964	1964	59	A		0.90		1,392 sqft		45%		0%	100%	1.000	0.9700	\$400



Com/Ind/Ex (2)					2/4				
Floor/Use Computations									
Pricing Key	GCR	GCR	GCR	GCR					
Use	UTLSTOR	UTLSTOR	APART	GENOFF					
Use Area	1683 sqft	816 sqft	4946 sqft	1579 sqft					
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft					
Use %	67.3%	32.7%	70.8%	22.6%					
Eff Perimeter	251'	251'	614'	614'					
PAR	10	10	9	9					
# of Units / AC	0 / N	0 / N	9 / N	0 / N					
Avg Unit sz dpth			550						
Floor	B	B	1	1					
Wall Height	8'	8'	9'	9'					
Base Rate	\$31.30	\$31.30	\$81.47	\$101.19					
Frame Adj	\$0.00	\$8.25	\$0.00	\$0.00					
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00					
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00					
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00					
Adj Base Rate	\$31.30	\$39.55	\$81.47	\$101.19					
BPA Factor	1.00	1.00	1.00	1.00					
Sub Total (rate)	\$31.30	\$39.55	\$81.47	\$101.19					
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00					
Partitions	\$0.00	\$0.00	\$0.00	\$0.00					
Heating	(\$1.60)	(\$1.60)	\$0.00	\$0.00					
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	\$13.24	\$0.00					
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00					
S.F. Price	\$29.70	\$37.95	\$94.71	\$101.19					
Sub-Total									
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00					
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00					
Total (Use)	\$49,985	\$30,967	\$468,436	\$159,779					

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