

21-05-12-200-010.000-008

CONNERSVILLE MOTEL, INC

4300 N WESTERN AVE.

410, Motel & Tourist Cabins

Walmart Area Commercial - 1/2

General Information

Parcel Number 21-05-12-200-010.000-008
Local Parcel Number 0110146300

Tax ID:

Routing Number 05-12-200-005

Property Class 410 Motel & Tourist Cabins

Year: 2023

Location Information

County Fayette
Township HARRISON TOWNSHIP
District 008 (Local 008)
School Corp 2395
Neighborhood 4451201-008
Section/Plot 12.000
Location Address (1) 4300 N WESTERN AVE.

Zoning

Subdivision

Lot

Market Model 4451201 - C/E

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Improving

Printed Monday, August 14, 2023
Review Group 1

Ownership

CONNERSVILLE MOTEL, INC
6411 VISTA PACIFICA
RANCHO PALOS VERDES, CA 90275

Legal

Pt. NE 1/4 12-14-12 4.375 Acres
4300 N WESTERN AVE



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

Table with columns for Assessment Year (2023, 2022, 2021), Reason For Change (WIP, AA), As Of Date (03/27/2023, 04/03/2023, 04/11/2022, 10/18/2021, 06/28/2021, 01/01/2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type (11, 13), Pricing Method (A), Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value (\$138,750, \$84,570).

Data Source Tenant Collector 10/27/2022 JAY Appraiser

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Rows include 09/13/2007 CONNERSVILLE MOT and 03/27/1979 MARCUM, LESTER &

Commercial

Notes

10/28/2022 REASSESS: 10/28/2022 PER AVS, POOL IS IN VERY POOR CONDITION AS OF 1/1/23. DSC
9/6/2018 PER AVS, CORRECTED MAIN BUILDING SIZE, CHANGE OBSOLESCENCE, PRICED POOLFROM CORRECT MODEL AND ADDED APRON TO POOL PRICE. ALSO APPLIED -20% OBSOLSCENCE SINCE POOL HAS NOT BEEN USED FOR 8 YEARS, 1/1/19 JAY
3/1/2015 PER AVS, MINOR CORRECTIVE CHANGES 3/1/15. DSC
10/18/2021 APPEAL: Based upon evidence provided, applied additional obsolescence to pool and to the undeveloped land as of 1/1/21. dsc

1/1/2018 18IN: PER AVS BASED ON EVIDENCE APPLIED OBSOLESCENCE TO POOL AND ADDITIONAL INFLUENCE TO LAND FOR A VALUE OF \$231,300 FOR 2018 PAY 2019 KLR

1/1/2016 16IN: REALLOCATED LAND USE AND APPLIED -40% TO LAND FOR MIS-IMPROVEMENT INCOME INFORMATION PROVIDED AS MOTEL NOT INDICATIVE OF VALUE AS SOLD AS OTHER USE, PER AVS; THE ASSESSED VALUE FOR 2016 PAY 2017 IS \$269,000. pk

11/12/2015 IN12: TAXPAYER WITHDRAWS APPEAL PER LETTER FROM TAX REP 11/12/13. DSC

12/16/2013 IN13: APPEAL WITHDRAWN 12/16/13. PK

Land Computations

Table with columns for Calculated Acreage (4.36), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (4.38), 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 (4.38), 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 (\$41,600), CAP 3 Value (\$181,700), Total Value (\$223,300)

General Information

Occupancy	C/I Building	Pre. Use	Hotel/Motel Unit
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(678')

Heating 7368 sqft

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

GCK Adjustments

<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		
<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

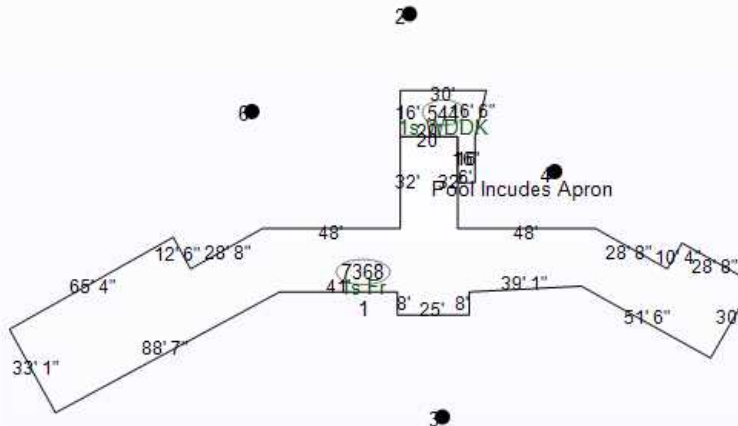
Description	Area	Value
Wood Deck	544	\$7,300

Special Features

Description	Value
Can, CT 723sqft	\$20,290

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR
Use	HOSERV	HOUNIT
Use Area	1360 sqft	6008 sqft
Area Not in Use	0 sqft	0 sqft
Use %	18.5%	81.5%
Eff Perimeter	678'	678'
PAR	9	9
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	8'	8'

Base Rate	\$101.45	\$85.94
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00

Adj Base Rate	\$101.45	\$85.94
BPA Factor	1.00	1.00
Sub Total (rate)	\$101.45	\$85.94
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$7.30)	\$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	\$94.15	\$85.94
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$128,044	\$516,328

Building Computations

Sub-Total (all floors)	\$644,372	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$671,962
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$20,290	Repl. Cost New	\$473,061
Exterior Features	\$7,300		

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 02	0%	1	Wood Frame	D	1954	1954	69 A		0.88		7,368 sqft	\$473,061	80%	\$94,610	75%	100%	1.000	1.1600	\$27,400
2: Barn, Pole (T3) C 02	0%	1	T3AW	C	1989	1989	34 F	\$17.37	0.88		30' x 60' x 12'	\$26,802	60%	\$10,720	0%	100%	1.000	1.1600	\$12,400
3: Paving C 02	0%	1	Asphalt	C	1954	1954	69 A	\$2.81	0.88	\$2.47	13,600 sqft	\$33,630	80%	\$6,730	0%	100%	1.000	1.1600	\$7,800
4: Swimming Pool, Compl	0%	1		C	2001	2001	22 VP	\$75.50	0.88	\$66.44	270 sqft	\$24,987	65%	\$8,750	50%	100%	1.000	1.1600	\$5,100
5: Utility Shed C 02	0%	1		D	1960	1960	63 F	\$26.02	0.88	\$18.32	7'x10'	\$1,282	70%	\$380	0%	100%	1.000	1.1600	\$400
6: Utility Shed C 02	0%	1		C	1960	1960	63 A	\$17.72	0.88	\$15.59	16'x25'	\$6,237	65%	\$2,180	0%	100%	1.000	1.1600	\$2,500