

21-06-18-100-010.000-008

Groce, Jacob L &amp; Sheila R

2600 PARK RD.

447, Office Bldg (1 or 2 Story)

Prime Com 008

1/2

## General Information

Parcel Number

21-06-18-100-010.000-008

Local Parcel Number

0110145100

Tax ID:

Routing Number

06-18-100-014

Property Class 447

Office Bldg (1 or 2 Story)

Year: 2025

## Location Information

County

Fayette

Township

HARRISON TOWNSHIP

District 008 (Local 008)

CONNERSVILLE CITY-HARRISON

School Corp 2395

FAYETTE COUNTY

Neighborhood 49978-008

Prime Com 008

Section/Plat

18.000

Location Address (1)

2600 PARK RD.

CONNERSVILLE, IN 47331

Zoning

Subdivision

Lot

Market Model

49978 - C/E

## Characteristics

Topography

Flood Hazard

Level

Public Utilities

All

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Static

Printed Monday, July 28, 2025

Review Group 1

Data Source External Only

Collector 11/18/2022 JAY

Appraiser

## Ownership

Groce, Jacob L & Sheila R  
101 W 30th St  
Connersville, IN 47331

## Legal

Pt. Nw 1/4 18-14-13 .365 Acre 2600 Park Rd.

## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/12/2020	Groce, Jacob L & Sheil	202000554	QC	/		I
05/16/2014	Groce, Jacob	2014-1389	SH	103/3401	\$47,001	I
12/15/2004	Connersville Real Esta		WD	56/914		I
10/30/2002	MORGAN, MICHAEL J		WD	/		I

## Notes

12/1/2022 REASSESS: 12/1/2022 PER AVS, NO PHYSICAL REASSESSMENT CHANGE AS OF 1/1/23. DSC  
11/28/2018 PER AVS, NO PHYSICAL REASSESSMENT CHANGES, 1/1/19 KP  
3/1/2015 PER AVS, NO REASSESSMENT CHANGES 3/1/15. DSC

8/24/2015 14IN: CHANGED BUILDING PRICING FROM HOUSE TO COMMERCIAL. APPLIED 20% FUNCTIONAL OBSOLESCENCE FOR BASEMENT THAT IS FINISHED BUT USED AS STORAGE AND APPLIED -10% ECONOMIC OBSOLESCENCE BASED IN PART ON APPRAISAL, PER AVS. pk

3/1/2012 PAR: PER GNA, CHANGED 1SFR/S TO 1SFR/C; REMOVED SOUND VALUE FROM PAVING AND CHANGED FROM D TO C AND AVE TO FAIR; ONLY A HALF BATH WITH TWO FIXTURES, NOT A FULL BATH AS OF 3/1/12. DSC

1/29/2008 NEX\*: GAVE +50% INF FACTOR ON LAND FOR 07PAY08 -BB[01/29/2008]

5/12/1997 SPLIT: SPLIT .125 AC FROM MORGAN, MICHAEL J. & GLENDA C TO STATE OF INDIANA BY WD 3/19/97 DE 5/12/97.

## Commercial

## Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/09/2025	04/03/2024	04/03/2023	04/11/2022	04/07/2021
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>				
Land	\$57,400	\$57,400	\$57,400	\$57,400	\$57,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$57,400	\$57,400	\$57,400	\$57,400	\$57,400
Improvement	\$70,400	\$67,100	\$59,500	\$60,100	\$55,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$70,400	\$67,100	\$59,500	\$60,100	\$55,500
Total	\$127,800	\$124,500	\$116,900	\$117,500	\$112,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$127,800	\$124,500	\$116,900	\$117,500	\$112,900

## Land Data (Standard Depth: Res 175', CI 175' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.3680	1.00	\$156,000	\$156,000	\$57,408	0%	1.0000	0.00	0.00	100.00	\$57,410

## Land Computations

Calculated Acreage	0.37
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.37
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	0.37
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	\$0
CAP 3 Value	\$57,400
Total Value	\$57,400

