

21-06-18-100-010.000-008

General Information
<b>Parcel Number</b> 21-06-18-100-010.000-008
<b>Local Parcel Number</b> 0110145100
<b>Tax ID:</b>

**Routing Number**  
06-18-100-014

**Property Class 447**  
Office Bldg (1 or 2 Story)

**Year: 2025**

Location Information
<b>County</b> Fayette
<b>Township</b> HARRISON TOWNSHIP
<b>District 008 (Local 008)</b> CONNERSVILLE CITY-HARRISON
<b>School Corp 2395</b> FAYETTE COUNTY
<b>Neighborhood 49978-008</b> Prime Com 008
<b>Section/Plat</b> 18.000
<b>Location Address (1)</b> 2600 PARK RD. CONNERSVILLE, IN 47331

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
49978 - C/E

Characteristics	
<b>Topography</b>	<b>Flood Hazard</b>
Level	<input type="checkbox"/>
<b>Public Utilities</b>	<b>ERA</b>
All	<input type="checkbox"/>
<b>Streets or Roads</b>	<b>TIF</b>
Paved	<input type="checkbox"/>
<b>Neighborhood Life Cycle Stage</b>	
Static	
Printed	Monday, July 28, 2025
<b>Review Group</b>	1

**Groce, Jacob L & Sheila R**

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.



**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	/			
05/16/2014	Groce, Jacob	2014-1389	SH	103/3401	\$47,001		
12/15/2004	Connersville Real Esta		WD	56/914			
10/30/2002	MORGAN, MICHAEL J		WD	/			

**447, Office Bldg (1 or 2 Story)**

**Commercial**

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

**Prime Com 008**

Notes
12/1/2022 REASSES: 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 SPLT: SPLIT .125 AC FROM MORGAN, MICHEAL J. & GLENDA C TO STATE OF INDIANA BY WD 3/19/97 DE 5/12/97.

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
<b>Total Value</b>	<b>\$57,400</b>

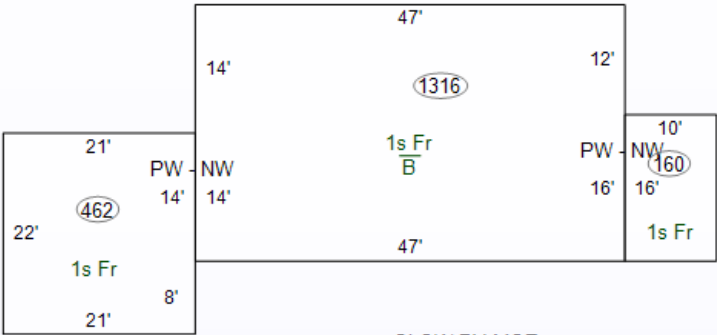
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 2(150') 1: 2(228')		
Heating	1316 sqft	1938 sqft	
A/C		1938 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
Half Bath	0	0	1	2	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
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	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	3	4	<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



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	GENRET
Use Area	1316 sqft	1938 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	150'	228'
PAR	11	12
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	9'	9'
Base Rate	\$156.49	\$203.16
Frame Adj	(\$14.49)	(\$14.82)
Wall Height Adj	(\$14.07)	(\$25.65)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$127.93	\$162.69
BPA Factor	1.00	1.00
Sub Total (rate)	\$127.93	\$162.69
Interior Finish	(\$3.04)	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$5.00)	\$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	\$119.89	\$162.69
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$157,775	\$315,293

Building Computations			
Sub-Total (all floors)	\$473,068	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$479,468
Plumbing	\$6,400	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	0.86
Special Features	\$0	Repl. Cost New	\$412,343
Exterior Features	\$0		

Summary of Improvements																					
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Wood Fr	C	1953	1953	72 A		0.86		3,254 sqft	\$412,343	80%	\$82,470	20%	100%	1.000	0.990	0.00	0.00	100.00	\$65,300
2: Paving C 01	1	Asphalt	C	1978	1978	47 F	\$2.81	0.86	\$2.42	10,575 sqft	\$25,556	80%	\$5,110	0%	100%	1.000	0.990	0.00	0.00	100.00	\$5,100