

General Information

Parcel Number 82-06-20-024-002.013-029
Local Parcel Number 11-250-24-002-013

Tax ID:

Routing Number 24-2-13

Property Class 447 Office Bldg (1 or 2 Story)

Year: 2021

Location Information

County Vanderburgh
Township PIGEON TOWNSHIP
District 029 (Local 011) EVANSVILLE CITY-PIGEON
School Corp 7995 EVANSVILLE-VANDERBURGH
Neighborhood 456-029 MIXED USE FAIR 029
Section/Plat
Location Address (1) 668 670 E FRANKLIN ST EVANSVILLE, IN 47711

Ownership

TSG INVESTMENTS LLC
1803 HATHAWAY AVE
EVANSVILLE, IN 47712

Legal

SHANKLIN ENL PT L 13 & ALL LOTS 14 15 & 16 BL 2 & PT VAC ALLEY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 09/25/2012 to 08/17/1972.

Notes

8/18/2015 SPLIT/COMBINE: DELETED CODES 11-250-24-002-011 & 012 INTO THIS CODE PT 5674 2011 PAY 2012



Commercial

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

Table with columns: 2021, 2020, 2019, 2018, 2017. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for 11 S parcels.

Zoning

Subdivision

Lot

Market Model 456-029 - Commercial

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Other

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Review Group 2023

Data Source N/A Collector 12/17/1999 perj Appraiser 07/15/2002 dj

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.25), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$21,900), Total Value (\$21,900).

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(489')	U: 1(234')
Heating	7819 sqft	1684 sqft
A/C	4616 sqft	1684 sqft
Sprinkler		

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	3	6
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	1	1
Total	0	0	4	7

Roofing

<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		

GCK Adjustments

<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
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Special Features

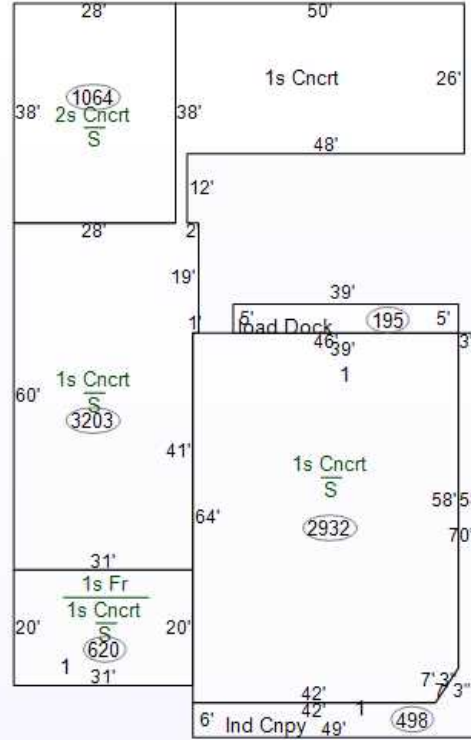
Description	Value
Can, IT 241sqft	\$4,470
DF, LD 195sqft	\$2,300
Can, IT 489sqft	\$9,070

Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$694,710	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$721,750
Plumbing	\$11,200	Quality (Grade)	\$721,751
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$15,840	Repl. Cost New	\$721,750
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCI	GCI	GCM	GCI
Use	SMSHOP	LWRHSE	GENOFF	LWRHSE
Use Area	1064 sqft	1341 sqft	3552 sqft	1862 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	13.6%	17.2%	45.4%	23.8%
Eff Perimeter	489'	489'	489'	489'
PAR	6	6	6	6
# of Units / AC	0 / N	0 / N	0	0 / N
Avg Unit sz dpth			-1	
Floor	1	1	1	1
Wall Height	12'	14'	14'	12'
Base Rate	\$55.56	\$56.37	\$85.11	\$56.37
M & S Fir	Frame Adj	\$0.00 (\$11.99)	(\$6.77)	\$0.00
668-670 E	Wall Height Adj	(\$1.68)	(\$2.00)	\$2.70 (\$4.44)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$53.88	\$42.38	\$81.04	\$51.93
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$53.88	\$42.38	\$81.04	\$51.93
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$3.99	\$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	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$57.87	\$42.38	\$81.04	\$51.93
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$61,574	\$56,832	\$287,854	\$96,694

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%	2	5/6 Masonry	C	1912	1919	102 F		1.00		9,503 sqft	\$721,750	80%	\$144,350	20%	100%	1.0000	1.0000	\$115,500

Floor/Use Computations	
Pricing Key	GCM
Use	GENOFF
Use Area	1684 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	234'
PAR	14
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	2
Wall Height	8'
Base Rate	\$130.79
Frame Adj	(\$6.64)
Wall Height Adj	(\$10.28)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$113.87
BPA Factor	1.00
Sub Total (rate)	\$113.87
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$113.87
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$191,757

Special Features		Exterior Features			
Description	Value	Description	Area	Value	
Other Plumbing					
Description	Value				

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

