

85-03-32-303-070.000-002

General Information

Parcel Number
85-03-32-303-070.000-002

Local Parcel Number
0110033600

Tax ID:

Routing Number
3K.90

Property Class 360
Industrial Truck Terminal

Year: 2023

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8500232-002
NORTH MANCHESTER LT UTIL S

Section/Plat
32

Location Address (1)
611 W 4TH ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
8500232-002 - Industrial

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 4, 2023

Review Group 2023

SHEETS STEPHEN M

Ownership

SHEETS STEPHEN M
601 FRONT ST
NORTH MANCHESTER, IN 46962

Legal

SHIVELY & METZGER LOTS 94, 95 & 96 & PT SW
SW 32-30-7 .271AC



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	GenReval	AA	AA	AA	GenReval
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
\$10,300	Land	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,300	Land Non Res (3)	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
\$11,100	Improvement	\$11,100	\$11,100	\$10,200	\$10,200	\$10,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$11,100	Imp Non Res (3)	\$11,100	\$11,100	\$10,200	\$10,200	\$10,200
\$21,400	Total	\$21,400	\$21,400	\$20,500	\$20,500	\$20,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,400	Total Non Res (3)	\$21,400	\$21,400	\$20,500	\$20,500	\$20,500

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 80' X 150', CI 80' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	A		0	0.7910	1.19	\$15,000	\$17,850	\$14,119	-27%	0%	1.0000	\$10,310

360, Industrial Truck Terminal

611 W 4TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/18/2001	SHEETS STEPHEN M		CW	/	\$10,000	I
01/01/1900	GLS LEASCO INC		WD	/	\$0	I

NORTH MANCHESTER LT

1/2

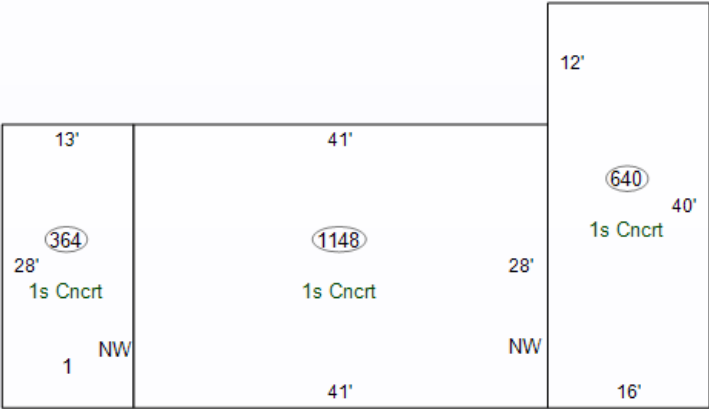
Notes

1/10/2023 RP: Reassessment Packet 2023
1/1/1900 MEM:
2012 - CHANGED OBSO TO 50%.

Land Computations

Calculated Acreage	0.79
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.79
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	0.79
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	\$10,300
Total Value	\$10,300

General Information				
Occupancy	C/I Building	Pre. Use	Light Utility Storage	
Description	C/I Building C 01	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Semi-Finished	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 1(220')	
Heating				
A/C				
Sprinkler				
Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0		0	
Water Heaters	0		0	
Add Fixtures	0	0	0	0
Total	0	0	0	0
Roofing				
☐ Built Up ☐ Tile ☐ Metal				
☐ Wood ☐ Asphalt ☐ Slate				
☐ Other				
GCK Adjustments				
☐ Low Prof ☐ Ext Sheat ☐ Insulation				
☐ SteelGP ☐ AluSR ☐ Int Liner				
☐ HGSR ☐ PPS ☐ Sand Pnl				
Exterior Features				
Description		Area	Value	



Floor/Use Computations	
Pricing Key	GCI
Use	LUTLSTOR
Use Area	2152 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	220'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$83.66
Frame Adj	(\$12.46)
Wall Height Adj	(\$7.74)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$63.46
BPA Factor	1.00
Sub Total (rate)	\$63.46
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$3.42)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$58.44
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$125,763

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$125,763	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$125,763
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$110,671
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%	1	Concrete	C	1959	1959	64	P		0.88		2,152 sqft	\$110,671	80%	\$22,130	50%	100%	1.000	1.0000	\$11,100