

22-05-02-801-253.000-008

General Information

Parcel Number

22-05-02-801-253.000-008

Local Parcel Number

0087040033

Tax ID:

Routing Number

05-02-8E1-080

Property Class 499

Other Commercial Structures

Year: 2025

Location Information

County

Floyd

Township

NEW ALBANY TOWNSHIP

District 008 (Local 008)

NEW ALBANY CITY

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 5484500-008

Comm Cit Main Rd No Development

Section/Plat

Location Address (1)

514 VINCENNES ST
NEW ALBANY, IN 47150

Honey Creme Donuts LLC

Ownership

Honey Creme Donuts, LLC

514 Vincennes St
NEW ALBANY, IN 47150

Legal

P 74 Ptl L 37 / P 74 Ptl L 37 008-70400-34

514 VINCENNES ST

Date

03/18/2021

Owner

Honey Creme Donuts,

Doc ID

202104535

Code

QC

Book/Page

1

Adj Sale Price

711

499, Other Commercial Structures

11/01/2011

Van Horn Vincennes R

201114547

WD

1

12/03/2008

Van Horn, Robert G. &

200833146

QC

1

06/27/1991

VAN HORN, SANDRA

0

WD

1

01/01/1900

BAILEY, JANE B.

WD

1

1

Comm Cit Main Rd No Dev

6/3/2021 22Q4:

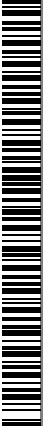
BF FIELD REVIEW & DATA COLLECTION.

7/31/2017 18Q4:

NO CHANGES

12/2/2013 03NC:

UPDATE FOR 3/1/2003 FLD CK- 100% COMP- DB 5/22/03



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

Year: 2025

Location Information

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Section/Plat

Location Address (1)

514 VINCENNES ST
NEW ALBANY, IN 47150

2025	Assessment Year			2025	2024	2023	2022	2021
01/30/2025 Indiana Cost Mod 1.0000	WIP	Reason For Change	AA	AA	AA	AA	AA	AA
		As Of Date	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021	
		Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required			☐	☐	☐	☒	☒
		Land	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600
		Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600
		Improvement	\$42,400	\$34,500	\$35,300	\$36,800	\$33,800	\$33,800
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$42,400	\$34,500	\$35,300	\$36,800	\$33,800	\$33,800
		Total	\$73,000	\$65,100	\$65,900	\$67,400	\$64,400	\$64,400
		Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$73,000	\$65,100	\$65,900	\$67,400	\$64,400	\$64,400
Land Data (Standard Depth: Res 132', CI 132' 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
Fci	F		52	52x130	0.99	\$59.5	\$589	\$30,628	0%	1.0000	0.00	0.00	100.00	\$30,630

Data Source	External Only	Collector	06/21/2021	BF	Appraiser	06/21/2021	BF
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Land Computations

Calculated Acreage

0.16

Actual Frontage

52

Developer Discount

☐

Parcel Acreage

0.16

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

0.16

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

\$30,600

Total Value

\$30,600

Appraiser

06/21/2021

Collector

06/21/2021

Data Source

External Only

BF

Appraiser

06/21/2021

Collector

06/21/2021

Data Source

External Only

BF

Market Model

5484500-008 - Commercial

Characteristics

Topography

High

Public Utilities

All

Streets or Roads

Paved, Sidewalk

Neighborhood Life Cycle Stage

Static

Flood Hazard

☐

ERA

☒

TIF

☐

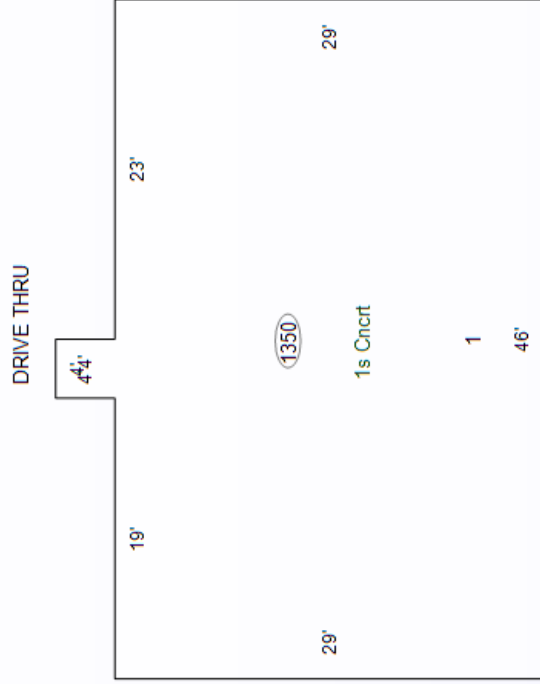
Printed

Tuesday, July 15, 2025

Review Group

2026

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		1: 1(158')				
Heating		1350 sqft				
A/C		1350 sqft				
Sprinkler						
Plumbing RES/CI			Roofing			
	#	TF	#	TF	☐ Built Up	☐ Tile ☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	1	2	☐ Other	
Kitchen Sinks	0	0	GCK Adjustments			
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat ☐ Insulation
Add Fixtures	0	0	2	2	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	3	4	☐ HGSR	☐ PPS ☐ Sand Pnl
Exterior Features						
Description				Area	Value	



Special Features		Other Plumbing				
Description		Value	Description	Value		
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff C Age
	1	Concrete	C	1950	1950	75 A
	2: Paving C 01	1	Asphalt	C	2000	25 A

Building Computations			
Sub-Total (all floors)	\$194,711	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$201,111
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$0	Repl. Cost New	\$174,966
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	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Concrete	C	1950	1950	75 A	\$2.81	0.87										
								0.87										