

25-07-91-461-001.000-009

General Information

Parcel Number
25-07-91-461-001.000-009

Local Parcel Number
01010608900

Tax ID:

Routing Number
07-91-400-124

Property Class 499
Other Commercial Structures

Year: 2024

Location Information

County
Fulton

Township
ROCHESTER TOWNSHIP

District 009 (Local 010)
ROCHESTER CITY

School Corp 2645
ROCHESTER COMMUNITY

Neighborhood 88140-009
88140

Section/Plat

Location Address (1)
405 MADISON ST
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
88140-009C

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Other

Printed
Wednesday, August 7, 2024

Review Group 4

Triple Oak Group LLC

Ownership

Triple Oak Group LLC
14704 Candie Ln
Plymouth, IN 46563

Legal

LOTS 1 2 & 4 SMITHS



405 MADISON ST

499, Other Commercial Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/15/2021	Triple Oak Group LLC	202103531	QC	/		I
10/05/2021	The Revocable Living	202103089	WD	/	\$200,000	I
06/28/2017	Betcher Daniel L	201701573	CW	/	\$55,000	V
08/25/2011	Team Pride Properties	201102127	WD	/	\$115,000	V
06/01/2010	BARNETT MICHAEL S	01001350	WD	/	\$117,000	I
08/24/2000	HOFFMAN MONTE H		WD	/		I

Commercial

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/27/2024	As Of Date	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020
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	☐	☐	☐	☐	☐
\$31,400	Land	\$31,400	\$31,400	\$31,400	\$31,400	\$31,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$31,400	Land Non Res (3)	\$31,400	\$31,400	\$31,400	\$31,400	\$31,400
\$46,300	Improvement	\$46,300	\$42,500	\$40,700	\$27,900	\$25,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$46,300	Imp Non Res (3)	\$46,300	\$42,500	\$40,700	\$27,900	\$25,800
\$77,700	Total	\$77,700	\$73,900	\$72,100	\$59,300	\$57,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$77,700	Total Non Res (3)	\$77,700	\$73,900	\$72,100	\$59,300	\$57,200

Land Data (Standard Depth: Res 100', CI 100' 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		165	165x88	0.95	\$200	\$190	\$31,350	0%	1.0000	0.00	0.00	100.00	\$31,350

88140/88140-009

1/2

Notes

12/2/2021 22RS: Per cyc/rev: CORRECTED USE TYPE, TW PRICING EFF YR TO 1986 DUE TO REMODEL -lc

5/15/2018 : PER PERMIT AND ONSITE VISIT NO CHANGE WINDOWS STILL BOARDED UP. RECHECK 19 PAY 20 FOR CHANGES. 5-15-18 JD

11/29/2011 : CYC/REV. 9/14/11--RTO--THIS IS NOT FIRE RESIST.--WOOD FRAME--NO CHG.--12 PAY 13 ---DM.

10/27/2009 : CHGD NBHD FROM 99135 TO 88140; RESKETCHED BLDG AND RECLASSED USAGE FROM SHOP TO OFFICE/UTILITY PER CYCLICAL REVIEW INFORMATION. 10-27-09 JD

3/1/2009 : LOTS 1, 2, & 4

Land Computations

Calculated Acreage	0.33
Actual Frontage	165
Developer Discount	☐
Parcel Acreage	0.33
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	0.33
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	\$31,400
Total Value	\$31,400

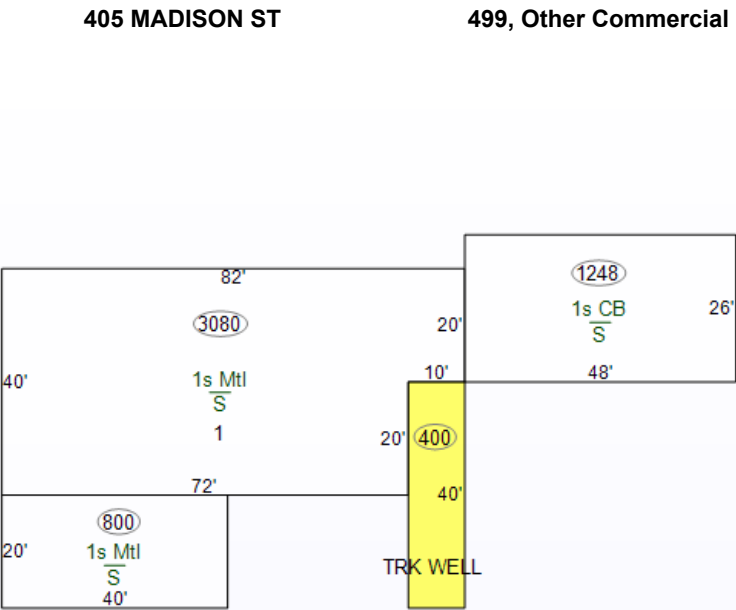
25-07-91-461-001.000-009 Triple Oak Group LLC			
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	BLDG	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(392')			
Heating			
5128 sqft			
A/C			
800 sqft			
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0	0	0	☐ Wood	☐ Asphalt	☐ Slate	
Half Bath	0	2	4	☐ Other			
Kitchen Sinks	0		0	GCK Adjustments			
Water Heaters	0		0	☐ Low Prof	☐ Ext Sheat	☒ Insulatio	
Add Fixtures	0	0	0	☐ SteelGP	☐ AluSR	☒ Int Liner	
Total	0	0	2	4	☒ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
DF, TW/R 80' 10x40	\$5,700		



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Floor/Use Computations			
Pricing Key	GCK	GCK	GCI
Use	GCK	GCK	LUTLSTOR
Use Area	800 sqft	3080 sqft	1248 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	15.6%	60.1%	24.3%
Eff Perimeter	392'	392'	392'
PAR	8	8	8
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	8'	12'	12'
Base Rate	\$20.02	\$20.02	\$69.77
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$2.64)	\$0.00	(\$2.28)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$20.02	\$20.02	\$67.49
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$20.02	\$20.02	\$67.49
Interior Finish	\$4.45	\$15.77	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$4.23	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$4.30	\$4.30	\$0.00
S.F. Price	\$30.36	\$40.09	\$67.49
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$24,288	\$123,477	\$84,228

Building Computations			
Sub-Total (all floors)	\$231,993	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$244,093
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$5,700	Repl. Cost New	\$212,361
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: BLDG	1	Metal	C	1946	1986	38	A		0.87		5,128 sqft	\$212,361	80%	\$42,470	0%	100%	1.000	1.090	0.00	0.00	100.00	\$46,300