

44-11-25-300-005.000-005

MELIY & YAVS LLC

0725 W 700 S

430, Restaurant, Cafeteria or Bar

Township Base - Commercial 1/4

General Information

Parcel Number 44-11-25-300-005.000-005

Local Parcel Number 0092530500

Tax ID:

Routing Number M25R8

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2021

Location Information

County LaGrange

Township CLEARSPRING TOWNSHIP

District 005 (Local 005) CLEARSPRING TOWNSHIP

School Corp 4525 WESTVIEW

Neighborhood 4990100-005 Township Base - Commercial

Section/Plat 0025

Location Address (1) 0725 W 700 S WOLCOTTVILLE, IN 46795

Zoning

Subdivision

Lot

Market Model 4990100-005-C

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 28, 2021

Review Group 2020

Ownership

MELIY & YAVS LLC 725 W 700 S WOLCOTTVILLE, IN 46795

Legal

SW COR E 1/2 SW 1/4 .99 AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/29/2020 to 07/30/2002.

Notes

10/12/2018 CYCLICAL 2-A: NO CHANGE - JDP
3/13/2017 NC17: P41807C : ADD COMM GCK 24x60, ADD FENCE, ADD CONCP, ADD PAVING-CRUSHED STONE. 1/11/17 pm
2/24/2015 NC15: P40000 - ADD (3) CNPYS, UPDT SZ OF BLD & WDDK PER PICT, CHG OFF TO EFF, CHG USE FRM GEN RET TO DINNING/LOUNGE, ADD SHED 10x20 AND OFF-BAND STAND. CHG GRD OF C01 FRM C-1 TO C & EFF YR FRM 1979 TO 1990 DUE TO MAJ REM DONE TO INT & EXT. 3/1/15
2/24/2015 CYCLICAL 1-A: DBA: COPPERTOP TAVERN RESTAURANT, SEE NC15 FOR UPDATES. 3/1/15

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2021, 2020, 2019, 2018, 2017.

Land Data (Standard Depth: Res 120', CI 120' 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. Row shows values for Land Type 11, Pricing Method A, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.99), Actual Frontage (0), Developer Discount, Parcel Acreage (0.99), 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 (0.99), 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 (\$21,400), Total Value (\$21,400).

Data Source N/A

Collector

Appraiser 10/12/2018 JP

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Dining/Lounge
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(202')
<b>Heating</b>	1885 sqft
<b>A/C</b>	1885 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	7	7
<b>Total</b>	0	0	7	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**

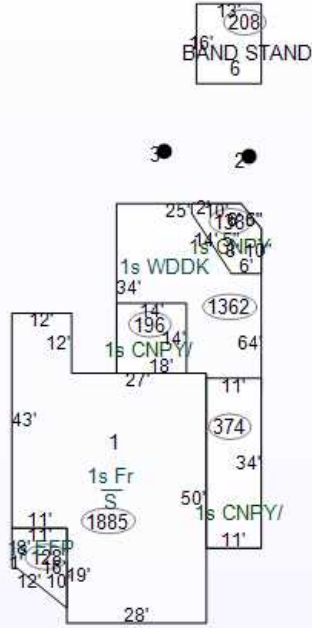
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	128	\$7,400
Wood Deck	1362	\$17,600
Canopy, Shed Type	196	\$1,100
Canopy, Shed Type	374	\$1,800
Canopy, Shed Type	138	\$900

**Special Features**

Description	Value	Description	Value
Racquetball/Squash	\$0		
Theater Balcony	\$0		
Plumbing	\$11,200		
Other Plumbing	\$0		
Special Features	\$0		
Exterior Features	\$28,800		



**Floor/Use Computations**

Pricing Key	GCM
Use	DINING
Use Area	1885 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	202'
PAR	11
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	9'
<b>Base Rate</b>	<b>\$125.23</b>
Frame Adj	(\$5.76)
Wall Height Adj	(\$4.83)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$114.64</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$114.64</b>
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
<b>S.F. Price</b>	<b>\$114.64</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$216,096</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$216,096</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$256,096</b>
Plumbing	\$11,200	Quality (Grade)	\$256,097
Other Plumbing	\$0	Location Multiplier	0.94
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$240,731</b>
Exterior Features	\$28,800		

**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%	1	Wood Frame	C	1972	1995	25	A		0.94		1,885 sqft	\$240,731	62%	\$91,480	0%	100%	1.000	1.2400	\$113,400
2: Fencing-Vinyl	0%	1	Plank	D	2016	2016	4	A	\$14.85	0.94	\$14.85	236' x 5'	\$2,635	40%	\$1,580	0%	100%	1.000	1.2400	\$2,000
3: Patio (free standing)	0%	1		C	2014	2014	6	A		0.94		700 sqft	\$3,290	5%	\$3,130	0%	100%	1.000	1.0000	\$3,100
4: Patio (free standing) 02	0%	1		C	2016	2016	4	A		0.94		15'x29'	\$1,880	3%	\$1,820	0%	100%	1.000	1.0000	\$1,800
5: Paving	0%	1	Crushed Stone	C	2014	2014	6	A	\$0.86	0.94	\$0.86	16,000 sqft	\$12,934	80%	\$2,590	0%	100%	1.000	1.2400	\$3,200
6: Porch (free standing)	0%	1		D-1	2014	2014	6	A		0.94		16'x13'	\$4,540	8%	\$4,180	0%	100%	1.000	1.0000	\$4,200

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Pole Frame
<b>Story Height</b>	1	<b>Pre. Finish</b>	Semi-Finished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(168')
<b>Heating</b>	1440 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0		0	
<b>Half Bath</b>	0		0	
<b>Kitchen Sinks</b>	0		0	
<b>Water Heaters</b>	0		0	
<b>Add Fixtures</b>	0		0	
<b>Total</b>	0		0	

**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 checked="" 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**

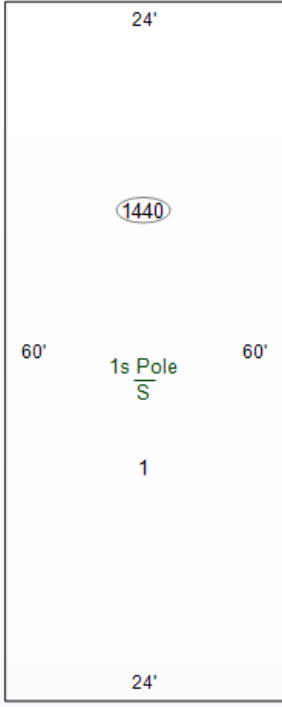
Description	Value
Can, CT 156sqft	\$3,250

**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$54,591</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$57,841</b>
Plumbing	\$0	Quality (Grade)	\$60,734
Other Plumbing	\$0	Location Multiplier	0.94
Special Features	\$3,250	<b>Repl. Cost New</b>	<b>\$57,089</b>
Exterior Features	\$0		



**Floor/Use Computations**

Pricing Key	GCK
Use	GCK
Use Area	1440 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	168'
PAR	12
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
<b>Base Rate</b>	<b>\$24.32</b>
Frame Adj	\$0.00
Wall Height Adj	(\$1.58)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$24.32</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$24.32</b>
Interior Finish	\$14.15
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$1.02
<b>S.F. Price</b>	<b>\$37.91</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$54,591</b>

**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	0%	1	Pole	C+1	2016	2016	4 A		0.94		1,440 sqft	\$57,089	12%	\$50,240	0%	100%	1.000	1.2400	\$62,300

General Information

Parcel Number 44-11-25-300-012.000-005
Local Parcel Number

Ownership

MELIY & YAVS LLC
725 W 700 S
WOLCOTTVILLE, IN 46795

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/29/2020 MELIY & YAVS LLC, 05/19/2016 TOCH, LLC, 01/01/1900 LAGRANGE CO REM.

Notes

10/2/2018 CYCLICAL 2-A: No Change - JDP

Tax ID:

Legal

STRIP OUT E 1/2 SW 1/4 .069 AC PER SURVEY

Routing Number

Property Class 300
Vacant Land



Industrial

Year: 2021

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show 2021 data for various categories.

Location Information

County LaGrange

Township CLEARSPRING TOWNSHIP

District 005 (Local 005) CLEARSPRING TOWNSHIP

School Corp 4525 WESTVIEW

Neighborhood 3990000-005 TOWNSHIP BASE INDUSTRIAL

Section/Plat 0025

Location Address (1) W 700 S WOLCOTTVILLE, IN 46795

Zoning

Subdivision

Lot

Market Model C&I Market 105

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 28, 2021
Review Group 2020

Data Source N/A Collector Appraiser 10/02/2018 JP

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.07), Actual Frontage (0), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$500), Total Value (\$500).