

General Information

Parcel Number 82-07-19-012-179.003-027
Local Parcel Number 09-252-12-179-003

Tax ID:

Routing Number KO-2

Property Class 425 Neighborhood Shopping Center

Year: 2020

Location Information

County Vanderburgh
Township KNIGHT TOWNSHIP
District 027 (Local 009) EVANSVILLE CITY-KNIGHT
School Corp 7995 EVANSVILLE-VANDERBURGH
Neighborhood 417-027 STRIP EXCELLENT 027
Section/Plat
Location Address (1) 619 N BURKHARDT RD EVANSVILLE, IN 47715-

Zoning

Subdivision

Lot

Market Model 417-027 - Commercial

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, May 03, 2020

Review Group 2020

Ownership

BILL S GOUGH LLC % SUMMIT REAL
420 NW 5TH ST SUITE 202
EVANSVILLE, IN 47708

Legal

GLASS SUB L 2 & L 3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/05/2007 to 01/01/1900.

Notes

1/12/2016 ANNX: ANNEXATION MEMO ANNEXED FR 04-024-04-184-003 (09 PAY 10)

Commercial

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

Table with columns: Assessment Year (2020, 2019, 2018, 2017, 2016), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 100', CI 100' 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (2.01), 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 (\$1,312,000), Total Value (\$1,312,000).

Data Source N/A

Collector 01/01/1900

Appraiser 01/01/1900

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(223'),2(223')
Heating	12420 sqft
A/C	12420 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	47	47
Total	0	0	47	47

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

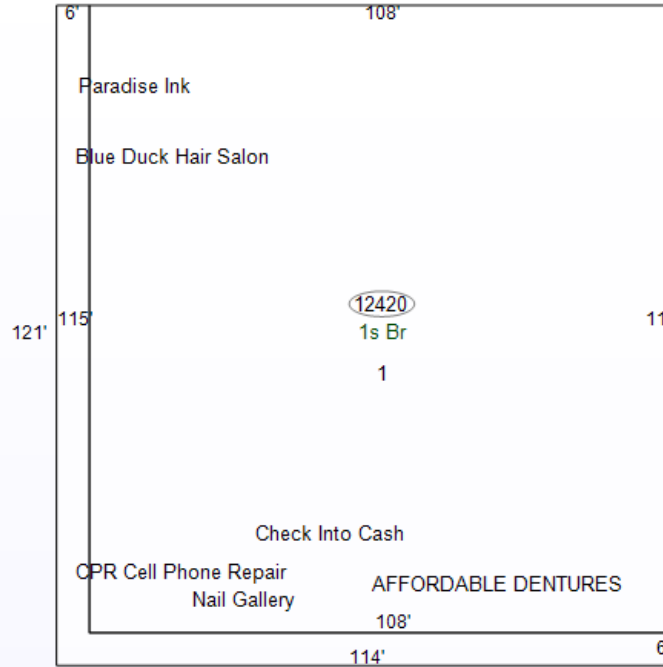
Description	Area	Value
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Special Features

Description	Value
Can, CT 1374sqft	\$28,630

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	12420 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	446'
PAR	4
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	18'
Base Rate	\$65.41
Frame Adj	\$0.00
Wall Height Adj	\$4.18
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$69.59
BPA Factor	1.00
Sub Total (rate)	\$69.59
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	\$69.59
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$864,308

Building Computations

Sub-Total (all floors)	\$864,308	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$968,138
Plumbing	\$75,200	Quality (Grade)	\$1,064,953
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$28,630	Repl. Cost New	\$1,064,952
Exterior Features	\$0		

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	Brick	C+2	2003	2002	18 A		1.00		12,420 sqft	\$1,064,952	25%	\$798,710	33%	100%	1.000	1.0000	\$535,100
2: Paving C 01	0%	1	Asphalt	C	2003	2003	17 A	\$2.36	1.00	\$2.36	22,850 sqft	\$53,926	80%	\$10,790	0%	100%	1.000	1.0000	\$10,800
3: Paving C 01	0%	1	Concrete	C	2003	2003	17 A	\$3.51	1.00	\$3.51	1,956 sqft	\$6,866	80%	\$1,370	0%	100%	1.000	1.0000	\$1,400

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 02	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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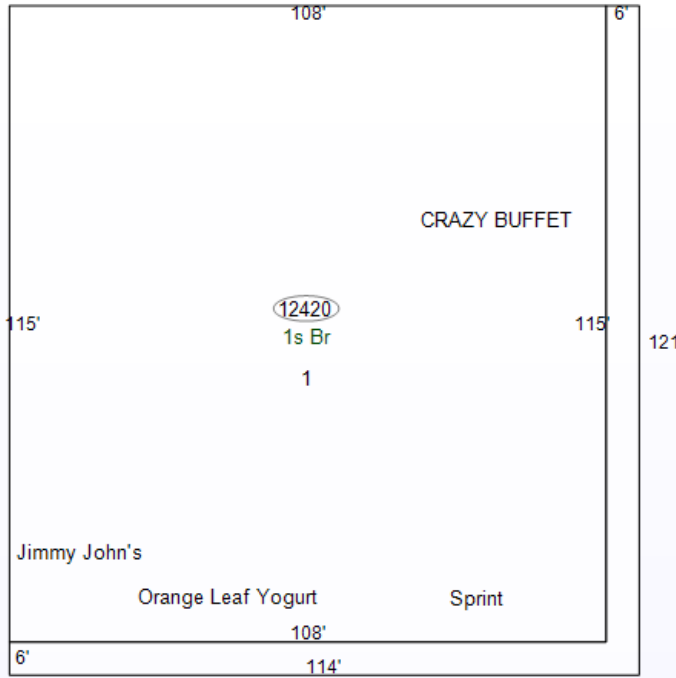
Wall Type	1: 1(223'),2(223')
Heating	12420 sqft
A/C	12420 sqft
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	2	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	34	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	36	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features Other Plumbing

Description	Value	Description	Value
Can, CT 1374sqft	\$28,630		



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
● Use Area	12420 sqft
2 Area Not in Use	0 sqft
Use %	100.0%
● Eff Perimeter	446'
3 PAR	4
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	18'
Base Rate	\$65.41
Frame Adj	\$0.00
Wall Height Adj	\$4.18
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$69.59
BPA Factor	1.00
Sub Total (rate)	\$69.59
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	\$69.59
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$864,308

Com Cnpy Low (1374) Building Computations

Sub-Total (all floors)		\$864,308	
Racquetball/Squash	\$0	Garages	\$0
Theater Balcony	\$0	Fireplaces	\$0
Plumbing	\$60,800	Sub-Total (building)	\$953,738
Other Plumbing	\$0	Quality (Grade)	\$1,049,113
Special Features	\$28,630	Location Multiplier	1.00
Exterior Features	\$0	Repl. Cost New	\$1,049,112

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 02	0%	1	Brick	C+2	2003	2003	17 A		1.00		12,420 sqft	\$1,049,112	25%	\$786,830	33%	100%	1.000	1.0000	\$527,200
2: Paving C 02	0%	1	Concrete	C	2003	2003	17 A	\$3.51	1.00	\$3.51	3,212 sqft	\$11,274	80%	\$2,250	0%	100%	1.000	1.0000	\$2,300
3: Paving C 02	0%	1	Asphalt	C	2003	2003	17 A	\$2.36	1.00	\$2.36	22,850 sqft	\$53,926	80%	\$10,790	0%	100%	1.000	1.0000	\$10,800

