

Property at 00151 OLD FARMS ROAD

Prop ID 3360151

Printed 07-Feb-2024 10:14 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OLDCASTLE PRECAST INC
Second name: C/O DUCHARME MCMILLEN -TAX
Address: P O BOX 80615
City/state: INDIANAPOLIS INDIANA Zip: 46280

Location Information

Map: 014 Clerk map:
Lot: 3360151 Neigh.: Zone: Vol: 42 Page: 216

Assessments

Assmt category	Qty	Amount
Indust Land	10.00	420,000
Vacant Indust	2.08	8,190
Commerc Building	1.00	2,657,420

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 4,408,014

Summary

Total assessments	3,085,610
Total exemptions	
Net assessment	3,085,610

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
CPRI	31	10.000	80,000	800,000	.25	600,000	420,000
Comm Primary		435,600					
RES	53	2.080	7,500	15,600	.25	11,700	8,190
Residual		90,605					

12.080 acres Total land value 611,700 428,190

Commercial Valuation Summary

Main Area: 103,720 Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
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Basement						
1st Floor	43	Heavy Manufact	96.00	99,571	78.88	7,854,160
	82	M/U and Indust 0	4.00	4,149	131.69	546,380
2nd Floor	82	M/U and Indust 0	4.00	4,149	105.35	437,100

3rd Floor

4th Floor

Other Features	Size	Rate	Qty	Rate	Value
CW1 Craneway	2,722	85.00			231,370
OD1 Overhead Door	5,768	11.40			65,760
AC1 Air Conditioning	8,768	4.00			35,070

Sub-Total 9,169,840

Grade	C-	Factor .9200	8,436,250
CDU		C&D Factor 1.00	8,436,250
Depreciation		55 %	3,796,313

Computed cost value @ 70% 2,657,419

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	43	Heavy Manufact	Basement		
Exterior Walls	10	Metal			
Roof Material	06	Metal	1st Floor	43 Heavy Manufact	96.00
Roof Type	01	Gable		82 M/U and Indust 0	4.00
Foundation	05	Slab	2nd Floor	82 M/U and Indust 0	4.00
Interior Walls	98	Other			
Floors	01	Concrete	3rd Floor		
Heating System	01	Hot Water			
Fuel Type	01	Oil	4th Floor		
Construct Type	02	Fire Resistant			
Grade	27	C-	Other Features	Size	Qty
Garage	99	None	CW1 Craneway	2,722	
Basement	99	None	OD1 Overhead Door	5,768	
Bsmt Finish			AC1 Air Conditioning	8,768	
Air Cond	02	Partial Central			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built:	Eff Year Built:	

