

Property at 00154 OLD FARMS ROAD

Prop ID 3360154

Printed 07-Feb-2024 10:15 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: 3360154 Neigh.: Zone: Vol: 116 Page: 632

Assessments

Assmt category	Qty	Amount
Indust Land	3.00	168,000
Vacant Indust	8.00	42,000
Resident Excess	11.08	29,090
Commerc Building	1.00	908,400

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 1,639,271

Summary

Total assessments	1,147,490
Total exemptions	
Net assessment	1,147,490

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	3.000	80,000	240,000		240,000	168,000
Comm Primary		130,680					
RES	53	8.000	7,500	60,000		60,000	42,000
Residual		348,480					
RES	12	11.080	7,500	83,100	.50	41,550	29,085
Residual		482,645					

22.080 acres

Total land value

341,550

239,085

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	95.00
Roof Type	01	Gable		82 M/U and Indust 0	5.00
Foundation	05	Slab	2nd Floor		
Interior Walls	02	Drywall	3rd Floor		
Floors	01	Concrete	4th Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas			
Construct Type	02	Fire Resistant			
Grade	30	C	Other Features	Size	Qty
Garage	99	None	AC1 Air Conditioning	1,720	
Basement	99	None	CW1 Craneway	364	
Bsmt Finish					
Air Cond	02	Partial Central			
Interior Cond	05	Good			
External Cond	05	Good			
CDU	05	Good	Year Built: 1980	Eff Year Built:	

Commercial Valuation Summary

Main Area: 34,910

Construction Type: Fire Resistant

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	43	Heavy Manufact	95.00	33,165	78.88	2,616,060
	82	M/U and Indust 0	5.00	1,746	131.69	229,930

2nd Floor

3rd Floor

4th Floor

Other Features

	Size	Rate	Qty	Rate	Value
AC1 Air Conditioning	1,720	4.00			6,880
CW1 Craneway	364	85.00			30,940

Sub-Total

2,883,810

Grade C

Factor 1.0000

2,883,810

CDU

C&D Factor 1.00

2,883,810

Depreciation

55 %

1,297,715

Computed cost value @ 70%

908,401

