

66-15-04-438-005.000-014
General Information
 Parcel Number
 66-15-04-438-005.000-014
 Local Parcel Number
 0140066200

Tax ID:
 Routing Number

Property Class 650
 Exempt, Board of Education

Year: 2022

Location Information

County Pulaski
 Township SALEM TOWNSHIP
 District 014 (Local 014)
 Francesville Corp (Salem)
 School Corp 6630
 WEST CENTRAL
 Neighborhood 914005-014
 Com/Ind/Ex (014)

Section/Plat

Location Address (1)
 117 E MONTGOMERY ST
 FRANCESVILLE, IN 47946

Zoning

Subdivision

Lot

Market Model
 914005-014 Vacant or Exempt

Characteristics

Topography Flood Hazard
 Public Utilities ERA
 Streets or Roads TIF
 Neighborhood Life Cycle Stage

Static
 Printed Friday, July 15, 2022

Review Group 2020

WEST CENTRAL SCHOOL CORP
Ownership
 WEST CENTRAL SCHOOL CORP
 PO BOX 578
 FRANCESVILLE, IN 47946

Legal
 014-00662-00 OP 35.5 X 60' W. SIDE LOT 2 BLK
 14
 MONON (692)



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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2021	2020
2022	2022	WIP	01/27/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	AA	AA
							03/18/2021	03/02/2020
							Indiana Cost Mod	Indiana Cost Mod
							1.0000	1.0000
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
							\$100	\$100
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$100	\$100
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$100	\$100
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$100	\$100
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$0	\$0
							\$100	\$100

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
Rci F	0	35.5x60x1	0.01	\$170	\$2	\$71	0%	0%	1.0000	\$70

Land Computations
 Calculated Acreage 0.05
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 0.05
 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 0.05
 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 \$0
 CAP 1 Value \$0
 CAP 2 Value \$0
 CAP 3 Value \$100
Total Value \$100

WEST CENTRAL SCHOOL CORP
Ownership
 WEST CENTRAL SCHOOL CORP
 PO BOX 578
 FRANCESVILLE, IN 47946

117 E MONTGOMERY ST
Transfer of Ownership
 WEST CENTRAL SCH
 WEST CENTRAL SCH

650, Exempt, Board of Education
 Doc ID Code Book/Page Adj Sale Price V/I
 / / \$0 I

Com/Ind/Ex (014) /914005-
 1/29/2055 001: PACKET 18/ #6

Exempt

Data Source N/A Collector 03/26/2020 Field Rep Appraiser 03/26/2020 Field Rep

General Information
 Parcel Number 66-15-04-438-002.000-014
 Local Parcel Number 0140066400
 Tax ID:
 Routing Number

Ownership
 WEST CENTRAL SCHOOL CORP
 PO BOX 578
 FRANCESVILLE, IN 47946

Transfer of Ownership
 Date 01/01/1900
 Owner WEST CENTRAL SCH
 Doc ID /
 Code /
 Book/Page /
 Adj Sale Price \$0
 VI / I

Legal
 014-00664-00 OP 35 1/2 X 60' W. SIDE LOT 1
 BLK 14
 MONON (692)

Notes
 1/17/2021 2122 MISC: 10/29/2020 MR: BECAUSE THIS IS AN EXEMPT SCHOOL BLDG, IT HAD NOT BEEN DRAWN ON PRIOR TO THIS; DREW THE BLDG ON WALL CURRENT IMPS; AS I HAVE NOTHING TO GO BY, I PUT THE BLDG IN AS CONST IN 1950; TALKED WITH MAINTENANCE AT THE SCHOOL AND HE TELLS ME THERE ARE 2 HB'S.

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 Static
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Review Group 2020

Data Source N/A
Collector 03/26/2020
Field Rep
Appraiser 03/26/2020
Field Rep

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

Exempt

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Land Data (Standard Depth: Res: 20', Cl: 120', Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil

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Land Computations

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Actual Frontage 0
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9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 0.05
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 \$0
CAP 1 Value \$0
CAP 2 Value \$4,200
CAP 3 Value \$4,200
Total Value \$4,200

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General Information

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

Wall Type	SB	B	1	U
Heating	1: 1(276')			
A/C	3376 sqft			
Sprinkler	3376 sqft			

	Plumbing RES/CI		Roofing	
	#	TF	#	TF
Full Bath	0	0	Built Up	<input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	2	4	Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0	Other	<input type="checkbox"/>

	GCK Adjustments	
	#	TF
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Description	Exterior Features	
	Area	Value
Stoop, Masonry	24	\$1,500
Canopy, Roof Extension	24	\$600

Other Plumbing

Description	Value	Description	Value

Building Computations

Sub-Total (all floors)	\$365,756	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$371,856
Plumbing	\$4,000	Quality (Grade)	\$334,671
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$301,203
Exterior Features	\$2,100		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Co 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	Concrete Block	D+2	1950	1950	72 A	\$60,200	0.90	0.90	3,376 sqft	\$301,203	80%	\$60,240	0%	100%	1.000	1.0000	\$60,200

Floor/Use Computations

Pricing Key	GCM
Use	GENOFF
Use Area	3376 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	276'
PAR	8
# of Units / AC	0
Avg Unit szldph	0
Floor	1
Wall Height	10'
Base Rate	\$112.42
Frame Adj	\$0.00
Wall Height Adj	(\$4.08)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$108.34
BPA Factor	1.00
Sub Total (rate)	\$108.34
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	\$108.34
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$365,756

