82-06-30-020-005.002-029 | **MCCURDY 100 DEVELOPMENT** | **100 SE RIVERSIDE DR** | **499, Other Commercial Structures** | **CBD EXCELLENT 029/416-**

General Information

Parcel Number
82-06-30-020-005.002-029

Local Parcel Number
11-010-20-005-002

Tax ID:

Routing Number
20-5-2

Property Class 499
Other Commercial Structures

Year: 2017

Location Information

County
Vanderburgh

Township
PIGEON TOWNSHIP

District 029 (Local 011)
EVANSVILLE CITY-PIGEON

School Corp 7995
EVANSVILLE-VANDERBURGH

Neighborhood 416-029
CBD EXCELLENT 029

Section/Plat

Location Address (1)
100 SE RIVERSIDE DR
EVANSVILLE, IN 47713

Zoning

Subdivision

Lot

Market Model
416-029 - Commercial

Characteristics

Topography	Flood Hazard
Level	☐

Public Utilities	ERA
All	☐

Streets or Roads	TIF
Paved	☑

Neighborhood Life Cycle Stage
Improving

Printed Friday, September 29, 2017

Review Group 2018

Ownership

MCCURDY 100 DEVELOPMENT LLC
510 MAIN ST
EVANSVILLE, IN 47708

Legal

ORIGINAL PLAN LTS 7 , 8, 41, & 42 & ADJ VAC ALLEYS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/16/2016	MCCURDY 100 DEVE	#5157	WD	16/24184	$0	I
08/31/2015	MCCURDY RENAISS	#4633	WD	15/20659	$0	I
10/19/2012	MCCURDY DEVELOP	#27267	WD	12/27267	$1,119,126	V
11/21/2008	CITY CENTRE PROP		SW	08/30371	$818,500	I
04/07/2004	CLAYPOOL LLC 1/2 &		QC	04/11386+	$0	I
09/04/2001	Bank One Trust Co P		TD	14/6163	$0	I

Commercial

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

2017	Assessment Year	2017	2016	2015	2014	2013
WIP	Reason For Change	AA	Inf	Inf	Inf	Inf
08/28/2017	As Of Date	09/16/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☑	☑	☐
$786,200	**Land**	**$786,200**	**$786,200**	**$786,200**	**$786,200**	**$786,200**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$786,200	$786,200	$786,200
$786,200	Land Non Res (3)	$786,200	$786,200	$0	$0	$0
$145,000	**Improvement**	**$145,000**	**$145,400**	**$321,800**	**$322,500**	**$325,800**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$321,800	$322,500	$325,800
$145,000	Imp Non Res (3)	$145,000	$145,400	$0	$0	$0
$931,200	**Total**	**$931,200**	**$931,600**	**$1,108,000**	**$1,108,700**	**$1,112,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$1,108,000	$1,108,700	$1,112,000
$931,200	Total Non Res (3)	$931,200	$931,600	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	S		0	46800.00	1.00	$24	$24	$1,123,200	-30%	0%	1.0000	$786,240

Notes

6/20/2017 VAC: (DRW 11 CD 1489 8/25/97 Alley Vacation per DR 123 p 14

6/20/2017 TR: T 2008R00030371 11/21/08 Claypool LLC & JP Mortgan Chase Bank Na successor Trustees etal to Dity Centre Properties llc
T VOL 149 PG 82 11/12/26 Newton Claypool Trust Deed
T VOL 538 PGS 500-02 10-27-69
QC DRW 1 CD 982 12-1-80
T DRW 14 CD 6163 9/4/01 Gammons Gloria Fay & Olsson
Wendy C & Stebbins Jeanette T & Trowbridge Eliot & Newton &
Winthrop & Yeadon Leslie 1/7 of 1/2 INT each person listed &
bank one tr co NA 1/2 int ea
T 2004R00011925 4/12/04 & 12105 4/13/04 & 11386

1/19/2017 ENTER DATE: 1/18/2017 Inst No 2017R1299 incorrect owner.

Land Computations

Calculated Acreage	1.07
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 / Classifed 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	$786,200
Total Value	**$786,200**

Data Source N/A **Collector** 07/06/2000 rj **Appraiser** 08/13/2002 ccv

General Information

Occupancy	C/I Building	**Pre. Use**	Utility / Storage
Description	C/I Building C 02	**Pre. Framing**	Fire Resistant
Story Height	8	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type		2(475')	2(475')	2(3325')
Heating				
A/C				
Sprinkler				

Plumbing RES/CI

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

Roofing

☐ Built Up	☐ Tile	☐ Metal
☐ Wood	☐ Asphalt	☐ Slate
☐ Other		

GCK Adjustments

☐ Low Prof	☐ Ext Sheat	☐ Insulatio
☐ SteelGP	☐ AluSR	☐ Int Liner
☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features

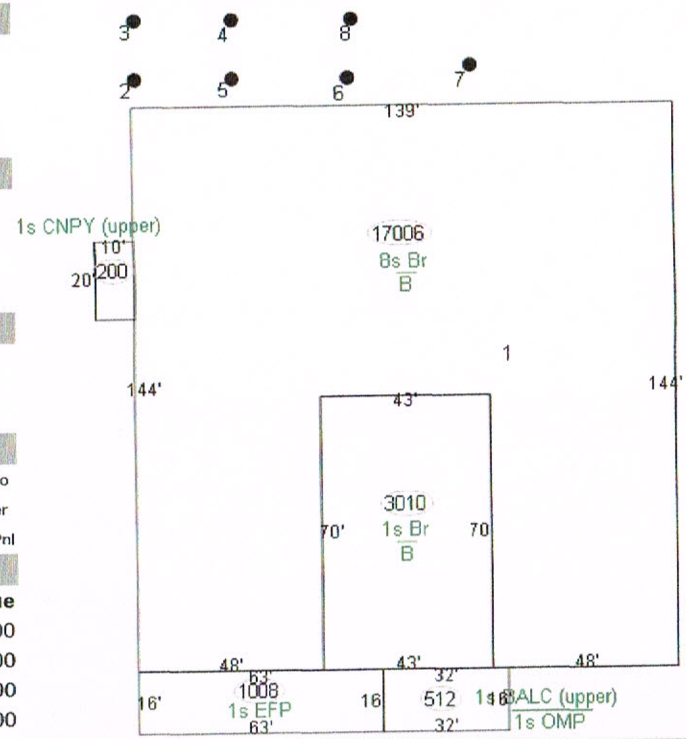
Description	Area	Value
Porch, Enclosed Frame	1008	$29,500
Porch, Open Masonry	512	$13,600
Balcony	512	$4,400
Canopy, Shed Type	200	$1,100

Special Features

Description	Value
Mezz 817sqft	$9,436
PE, PO	$184,600
FE, E	$134,200
Penthse 340sqft	$17,500
Penthse 624sqft	$47,180
PE, PO	$177,100

Other Plumbing

Description	Value



Building Computations

Sub-Total (all floors)	$4,178,437	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	$4,797,053
Plumbing	$0	Quality (Grade)	$6,715,876
Other Plumbing	$0	Location Multiplier	1.00
Special Features	$570,016	**Repl. Cost New**	$6,715,874
Exterior Features	$48,600		

Floor/Use Computations

Pricing Key	GCR	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	UTLSTOR	UTLSTOR
Use Area	20016 sqft	17006 sqft	3010 sqft	17006 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	85.0%	15.0%	100.0%
Eff Perimeter	475'	475'	475'	475'
PAR	2	2	2	3
# of Units / AC	0 / N	0	0	0
Avg Unit sz|dpth		-1	-1	-1
Floor	B	1	1	2
Wall Height	7'	12'	37'	12'
Base Rate	**$15.35**	**$26.49**	**$26.49**	**$26.31**
Frame Adj	$8.80	$0.00	$14.51	$0.00
Wall Height Adj	$0.00	($1.02)	$18.63	$0.00
Dock Floor	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$24.15**	**$25.47**	**$59.63**	**$26.31**
BPA Factor	1.03	1.03	1.03	1.03
Sub Total (rate)	**$24.87**	**$26.23**	**$61.42**	**$27.10**
Interior Finish	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00
Heating	($1.38)	($1.07)	($1.07)	($1.07)
A/C	$0.00	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00	$0.00
Lighting	$0.00	$0.00	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00	$0.00	$0.00
GCK Adj.	$0.00	$0.00	$0.00	$0.00
S.F. Price	**$23.49**	**$25.16**	**$60.35**	**$26.03**
Sub-Total				
Unit Cost	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$470,266**	**$427,941**	**$181,650**	**$442,654**

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	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 C 02	0%	8	Brick	B+2	1917	1917	100	P		1.00		159,074 sqft	$6,715,874	80%	$1,343,170	90%	100%	1.00	1.0000	$134,300
2: Paving C 02	0%	1	Asphalt	D	1917	1917	100	F	$2.50	1.00	$2.50	19,746 sqft	$39,492	80%	$7,900	50%	100%	1.00	1.0000	$4,000
3: Paving C 02	0%	1	Concrete	D	1917	1917	100	F	$3.37	1.00	$3.37	3,275 sqft	$8,829	80%	$1,770	50%	100%	1.00	1.0000	$900
4: Paving C 02	0%	1	Concrete	D	1965	1965	52	F	$3.12	1.00	$3.12	8,832 sqft	$22,009	80%	$4,400	50%	100%	1.00	1.0000	$2,200
5: Gazebo C 02	0%	1		D	1917	1917	100	F	$62.56	1.00	$62.56		$4,104	80%	$820	50%	100%	1.00	1.0000	$400
6: Fencing C 02	0%	1	Iron	D	1917	1917	100	F	$53.98	1.00	$53.98	258' x 4'	$11,141	80%	$2,230	50%	100%	1.00	1.0000	$1,100
7: Fencing C 02	0%	1	Iron	D	1917	1917	100	F	$40.50	1.00	$40.50	58' x 3'	$1,879	80%	$380	50%	100%	1.00	1.0000	$200

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
8: Detached Garage C 02	0%	1	Wood Frame	D	1917	1917	100	F	$31.01	1.00	$31.01	12'x36'	$10,717	65%	$3,750	50%	100%	1.00	1.0000	$1,900

Total all pages $145,000 **Total this page** $145,000

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	UTLSTOR	UTLSTOR	UTLSTOR	UTLSTOR
Use Area	17006 sqft	17006 sqft	17006 sqft	17006 sqft	17006 sqft	17006 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	475'	475'	475'	475'	475'	475'
PAR	3	3	3	3	3	3
# of Units / AC	0	0	0	0	0	0
Avg Unit sz|dpth	-1	-1	-1	-1	-1	-1
Floor	3	4	5	6	7	8
Wall Height	12'	12'	12'	12'	12'	12'
Base Rate	**$26.31**	**$26.31**	**$26.31**	**$26.31**	**$26.31**	**$26.31**
Frame Adj	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Wall Height Adj	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Dock Floor	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$26.31**	**$26.31**	**$26.31**	**$26.31**	**$26.31**	**$26.31**
BPA Factor	1.03	1.03	1.03	1.03	1.03	1.03
Sub Total (rate)	**$27.10**	**$27.10**	**$27.10**	**$27.10**	**$27.10**	**$27.10**
Interior Finish	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Heating	($1.07)	($1.07)	($1.07)	($1.07)	($1.07)	($1.07)
A/C	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lighting	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
GCK Adj.	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
S.F. Price	**$26.03**	**$26.03**	**$26.03**	**$26.03**	**$26.03**	**$26.03**
Sub-Total						
Unit Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$442,654**	**$442,654**	**$442,654**	**$442,654**	**$442,654**	**$442,654**

Special Features

Description	Value

Exterior Features

Description	Area	Value

Other Plumbing

Description	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value

Total all pages $145,000