

71-09-09-462-018.000-023

General Information

Parcel Number
71-09-09-462-018.000-023

Local Parcel Number
016-2004-0135

Tax ID:

Routing Number
9-9H

Property Class 429
Other Retail Structures

Year: 2024

Location Information

County
St. Joseph

Township
PENN TOWNSHIP

District 023 (Local 016)
MISHAWAKA-PENN

School Corp 7200
MISHAWAKA CITY

Neighborhood 7123030-023
16493-404

Section/Plat

Location Address (1)
601 N MAIN ST
MISHAWAKA, IN 46545

Zoning

Subdivision

Lot

Market Model
7123030-023 - Commercial

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Unpaved, Sidewalk

TIF
☒

Neighborhood Life Cycle Stage
Static

Printed
Friday, April 12, 2024

VIP CRE Investments LLC

Ownership

VIP CRE Investments LLC
7054 Kennesaw Dr
Brownsburg, IN 46112-7721

601 N MAIN ST

Transfer of Ownership				
Date	Owner	Doc ID	Code	Book/Page
04/11/2023	VIP CRE Investments	2023-07399	WD	/
02/10/1986	Southland Corporation	0	WD	0/0

429, Other Retail Structures

16493-404

1/2

Notes

3/30/2023 PEX: PENN COMMERCIAL (Lexur)
CTM: 3/30/23 Added Cnpy. SP

9/6/2007 MM01: Plexis Conv. Note 05/08/1994 Parcel
TRANSFER DATE 2/10/86601 N. MAIN

9/6/2007 MM02: Plexis Conv. Note 02/02/2006 Parcel
Sold 3/1999 140,000

9/6/2007 NP01: Plexis Conv. Note 06/08/2006 Buildings
edit bldg details 2002 due 2003



Commercial

Valuation Records					
Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$70,600	\$70,600	\$70,600	\$70,600	\$70,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$70,600	\$70,600	\$70,600	\$70,600	\$70,600
Improvement	\$208,900	\$208,900	\$208,000	\$191,500	\$191,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$208,900	\$208,900	\$208,000	\$191,500	\$191,500
Total	\$279,500	\$279,500	\$278,600	\$262,100	\$262,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$279,500	\$279,500	\$278,600	\$262,100	\$262,100
Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 102' X 150', CI 102' X 150')					

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		144	144x127	0.98	\$500	\$490	\$70,560	0%	1.0000	0.00	0.00	100.00	\$70,560
Land Computations														
Calculated Acreage														0.42
Actual Frontage														144
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														\$0
CAP 1 Value														\$0
CAP 2 Value														\$0
CAP 3 Value														\$70,600
Total Value														\$70,600

Appraiser

Collector

Data Source N/A

Review Group 2017

