

82-06-13-012-210.001-027

BLUE HOLDINGS GROUP LLC

6301 OLD BOONVILLE HWY

499, Other Commercial Structures

MIXED USE FAIR 027

1/2

General Information

Ownership

Transfer of Ownership

Notes

Parcel Number 82-06-13-012-210.001-027
Local Parcel Number 09-253-12-210-001
Tax ID:

BLUE HOLDINGS GROUP LLC
11200 SAINT WENDEL RD
EVANSVILLE, IN 47720

Date 08/08/2023 Owner BLUE HOLDINGS GR
Doc ID 2023R15175 Code PT Book/Page 23/15175 Adj Sale Price \$200,000 V/I

8/22/2023 SPLIT/COMBINE: 24p25 SUB PLTR
13426 Cut 1.807 AC in 13-238-001 & 1.970 AC in 11-270-003 to create 3.777AC in 12-210-001. Delete all 2.140 AC in 11-270-002 to create 2.140 AC in 12-210-002 for new sub with 2 lots per 2023R15175 plat V183.

Legal

FINNS FIELD SUB LOT 1

Routing Number

Property Class 499
Other Commercial Structures



Commercial

Year: 2026

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

Location Information

Table with columns for Assessment Year (2026, 2025), Reason For Change (WIP, AA), As Of Date (06/17/2026, 04/15/2026, 05/10/2025, 04/11/2025, 04/12/2024), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), (3).

District 027 (Local 009)
EVANSVILLE CITY-KNIGHT

School Corp 7995
EVANSVILLE-VANDERBURGH

Neighborhood 456-027
MIXED USE FAIR 027

Section/Plat P179

Location Address (1)
6301 OLD BOONVILLE HWY
EVANSVILLE, IN 47715

Land Computations

Table with columns for Calculated Acreage (3.77), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (3.77), and various land value items like 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (3.77), Farmland Value (\$4,050), Measured Acreage (2.05), Avg Farmland Value/Acre (1973), Value of Farmland (\$7,440), Classified Total (\$0), Farm / Classified Value (\$7,400), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value (\$0), CAP 1 Value (\$0), CAP 2 Value (\$4,100), CAP 3 Value (\$149,600), Total Value (\$153,700).

Zoning

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include 11 S, 4 A EV, 4 A HE, 5 A HE, 5 A EV, 6 A EV, 6 A.

Subdivision

Lot

Market Model C/I Market 85

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Other Thursday, June 18, 2026

Printed Review Group 2023

Data Source Permit Collector 05/11/2022 SStanley Appraiser 05/11/2022 SStanley

General Information

Occupancy	C/I Building	Pre. Use	Theater
Description	C/I Building C 01	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(612')
Heating	13856 sqft
A/C	12554 sqft
Sprinkler	13856 sqft

Plumbing RES/Ci

Full Bath	0	0	4	12
Half Bath	0	0	3	6
Kitchen Sinks	0	2	2	
Water Heaters	0	1	1	
Add Fixtures	0	0	2	2
Total	0	0	12	23

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

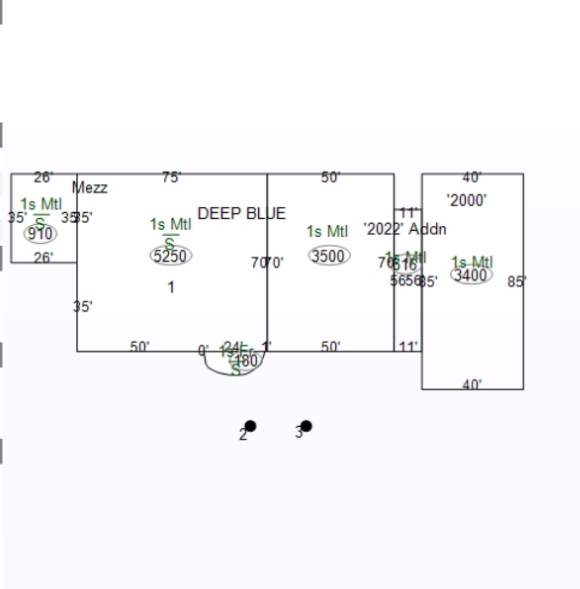
Description	Area	Value
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Special Features

Description	Value
Mezz 2405sqft	\$263,540
Mezz 1224sqft	\$115,301

Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	UTLSTOR	UTLSTOR	THEATRE
Use Area	3103 sqft	392 sqft	910 sqft	9451 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	22.4%	2.8%	6.6%	68.2%
Eff Perimeter	612'	612'	612'	612'
PAR	4	4	4	4
# of Units / AC	0	0	0	0
Avg Unit sz/dpth	0	0	0	0
Floor	1	1	1	1
Floor Height	20'	20'	10'	20'
Base Rate	\$135.39	\$69.35	\$69.35	\$140.35
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$20.40	\$11.22	(\$7.48)	\$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	\$155.79	\$80.57	\$61.87	\$140.35
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$155.79	\$80.57	\$61.87	\$140.35
Interior Finish	\$0.00	\$0.00	\$0.00	(\$5.89)
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$4.16	\$2.99	\$2.99	\$4.32
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	\$159.95	\$83.56	\$64.86	\$138.78
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$8,505.90
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$496,325	\$32,756	\$59,023	\$1,320,116

Building Computations

Description	Value
Sub-Total (all floors)	\$1,908,219
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$50,140
Other Plumbing	\$0
Special Features	\$378,841
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$2,337,199
Quality (Grade)	0.85
Location Multiplier	0.93
Repl. Cost New	\$1,847,556

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01 (13856s	1	Metal	D+1	1999	2000	26	A		0.93		13,856 sqft	\$1,847,556	62%	\$702,070	0%	100%	1.000	0.850	0.00	0.00	100.00	\$596,800
2: Paving (1999) (24566sqft)	1	Concrete	C	1999	1999	27	A	\$3.63	0.93	\$3.38	24,566 sqft	\$82,932	80%	\$16,590	0%	100%	1.000	0.850	0.00	0.00	100.00	\$14,100
3: Paving (2022) (5200sqft)	1	Concrete	C	2022	2022	4	A	\$3.63	0.93	\$3.38	5,200 sqft	\$17,555	35%	\$11,410	0%	100%	1.000	0.850	0.00	0.00	100.00	\$9,700
4: Paving (2024yr) (2141sf)	1	Concrete	C	2024	2024	2	A	\$3.63	0.93	\$3.38	2,141 sqft	\$7,228	8%	\$6,650	0%	100%	1.000	0.850	0.00	0.00	100.00	\$5,700

Total all pages \$626,300

Total this page \$626,300