

2025 HAMILTON COUNTY COMMERCIAL LAND ORDER

NEIGHBORHOOD NUMBER	293405	NEIGHBORHOOD NAME	OFFICE - MULTI-STORY, LARGE DEVELOPMENT
US 31 Corridor in Carmel - Carmel areas just off the US 31 Corridor (Second Tier) at lower end of range - 1-69 Corridor in Fishers			FACTOR 100
			TOTAL PARCELS 157
			RES AVG LOT SIZE
			RES AVG LOT WIDTH
			RES AVG LOT DEPTH
			C/I AVG LOT SIZE
			C/I AVG LOT WIDTH
			C/I AVE LOT DEPTH

[illegible]

NEIGHBORHOOD NUMBER	293406	NEIGHBORHOOD NAME	Office Smaller development, 1 to 2 story	
Fishers- Crosspoint - Fishers - Allisonville rd 96th to 116th St, Fishers - 116th & Cumberland, Carmel - central areas, Carmel Dr, Medical Dr, Rangeline Rd - Carmel- Michigan Rd area 2nd & 3rd tier areas - Carmel - ProMed Dr, Old Meridian - Carmel - 146th, Hazel Dell - Westfield - Greyhound Pass Area - Noblesville - areas near Riverview Hospital - Noblesville - areas near Hazel Dell			FACTOR	100
			TOTAL PARCELS	420
			RES AVG LOT SIZE	
			RES AVG LOT WIDTH	
			RES AVG LOT DEPTH	
			C/I AVG LOT SIZE	
			C/I AVG LOT WIDTH	
			C/I AVE LOT DEPTH	

[illegible]

NEIGHBORHOOD NUMBER	293413	NEIGHBORHOOD NAME	Hotels/Lodging
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	FACTOR	100
	TOTAL PARCELS	49
	RES AVG LOT SIZE	
	RES AVG LOT WIDTH	
	RES AVG LOT DEPTH	
	C/I AVG LOT SIZE	
	C/I AVG LOT WIDTH	
	C/I AVE LOT DEPTH	

[illegible]

NEIGHBORHOOD NUMBER	293416	NEIGHBORHOOD NAME	Village of West Clay - Commercial
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	FACTOR	100
	TOTAL PARCELS	39
	RES AVG LOT SIZE	
	RES AVG LOT WIDTH	
	RES AVG LOT DEPTH	
	C/I AVG LOT SIZE	
	C/I AVG LOT WIDTH	
	C/I AVE LOT DEPTH	
Land method should be set to site value only - Land value has to be calculated by hand to input - Rate x Total building sq ft = Land Value		

[illegible]

NEIGHBORHOOD NUMBER 293417 NEIGHBORHOOD NAME Car Dealerships

FACTOR 100
TOTAL PARCELS 70
RES AVG LOT SIZE
RES AVG LOT WIDTH
RES AVG LOT DEPTH
C/I AVG LOT SIZE
C/I AVG LOT WIDTH
C/I AVE LOT DEPTH

	CLASSIFICATION	PRICING METHOD	PRIOR RATE	PRIOR RATE	PRIOR RATE	CURRENT RATE	CURRENT RATE	CURRENT RATE
			LOW	HIGH	STANDARD	LOW	HIGH	STANDARD
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	\$275,000	\$450,000		\$275,000	\$450,000	
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	\$137,500	\$225,000		\$137,500	\$225,000	
Comm & Ind Undeveloped Usable	All	Square Foot						
Comm & Ind Undeveloped Usable	All	Acreage	\$247,500	\$405,000		\$247,500	\$405,000	
Comm & Ind Undeveloped Unusable	All	Square Foot						
Comm & Ind Undeveloped Unusable	All	Acreage	\$3,000	\$3,000		\$3,000	\$3,000	
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Excess	Excellent	Acreage						
Residential Excess	Good	Acreage						
Residential Excess	Average	Acreage						
Residential Excess	Fair	Acreage						
Residential Excess	Poor	Acreage						

NEIGHBORHOOD NUMBER 293418 NEIGHBORHOOD NAME Office Condos

Carmel - Adams Street Condos - Carmel - 96th St, west of Keystone - Carmel - Randall Dr - Westfield - W SR 32 - Fishers - Allisonville Rd - Fishers - 96th & Lantern area

FACTOR 100
TOTAL PARCELS 156
RES AVG LOT SIZE
RES AVG LOT WIDTH
RES AVG LOT DEPTH
C/I AVG LOT SIZE
C/I AVG LOT WIDTH
C/I AVE LOT DEPTH

	CLASSIFICATION	PRICING METHOD	PRIOR RATE LOW	PRIOR RATE HIGH	PRIOR RATE STANDARD	CURRENT RATE LOW	CURRENT RATE HIGH	CURRENT RATE STANDARD
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	\$175,000	\$450,000		\$175,000	\$450,000	
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	\$87,500	\$225,000		\$87,500	\$225,000	
Comm & Ind Undeveloped Usable	All	Square Foot						
Comm & Ind Undeveloped Usable	All	Acreage	\$157,500	\$405,000		\$157,500	\$405,000	
Comm & Ind Undeveloped Unusable	All	Square Foot						
Comm & Ind Undeveloped Unusable	All	Acreage	\$3,000	\$3,000		\$3,000	\$3,000	
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Excess	Excellent	Acreage						
Residential Excess	Good	Acreage						
Residential Excess	Average	Acreage						
Residential Excess	Fair	Acreage						
Residential Excess	Poor	Acreage						

NEIGHBORHOOD NUMBER 293419 NEIGHBORHOOD NAME Warehouse Condos

Carmel - Mayflower Park - Noblesville - Cumberland Rd - Fishers - Promise Rd \$ 126th - Fishers 121st St Industrial - Westfield - Southpark - Westfield - Motor District

FACTOR 100
TOTAL PARCELS 85
RES AVG LOT SIZE
RES AVG LOT WIDTH
RES AVG LOT DEPTH
C/I AVG LOT SIZE
C/I AVG LOT WIDTH
C/I AVE LOT DEPTH

	CLASSIFICATION	PRICING METHOD	PRIOR RATE LOW	PRIOR RATE HIGH	PRIOR RATE STANDARD	CURRENT RATE LOW	CURRENT RATE HIGH	CURRENT RATE STANDARD
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	\$80,000	\$240,000		\$80,000	\$240,000	
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	\$40,000	\$120,000		\$40,000	\$120,000	
Comm & Ind Undeveloped Usable	All	Square Foot						
Comm & Ind Undeveloped Usable	All	Acreage	\$72,000	\$216,000		\$72,000	\$216,000	
Comm & Ind Undeveloped Unusable	All	Square Foot						
Comm & Ind Undeveloped Unusable	All	Acreage	\$3,000	\$3,000		\$3,000	\$3,000	
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Excess	Excellent	Acreage						
Residential Excess	Good	Acreage						
Residential Excess	Average	Acreage						
Residential Excess	Fair	Acreage						
Residential Excess	Poor	Acreage						

NEIGHBORHOOD NUMBER 293420 NEIGHBORHOOD NAME Commercial/Industrial - Other

Covers all other atypical properties, unusual locations, rural, quarry, churches, vacant, etc.

FACTOR
TOTAL PARCELS
RES AVG LOT SIZE
RES AVG LOT WIDTH
RES AVG LOT DEPTH
C/I AVG LOT SIZE
C/I AVG LOT WIDTH
C/I AVE LOT DEPTH

100

	CLASSIFICATION	PRICING METHOD	PRIOR RATE	PRIOR RATE	PRIOR RATE	CURRENT RATE	CURRENT RATE	CURRENT RATE
			LOW	HIGH	STANDARD	LOW	HIGH	STANDARD
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	\$25,000	\$500,000		\$25,000	\$500,000	
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	\$12,500	\$250,000		\$12,500	\$250,000	
Comm & Ind Undeveloped Usable	All	Square Foot						
Comm & Ind Undeveloped Usable	All	Acreage	\$22,500	\$450,000		\$22,500	\$450,000	
Comm & Ind Undeveloped Unusable	All	Square Foot						
Comm & Ind Undeveloped Unusable	All	Acreage	\$3,000	\$3,000		\$3,000	\$3,000	
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Excess	Excellent	Acreage						
Residential Excess	Good	Acreage						
Residential Excess	Average	Acreage						
Residential Excess	Fair	Acreage						
Residential Excess	Poor	Acreage						

NEIGHBORHOOD NUMBER 293421 NEIGHBORHOOD NAME Mini-Warehouse/Self Storage

Covers Self Storage properties primarily in the south 2/3 of county, small ops go to nbhd 293420

FACTOR 100
TOTAL PARCELS 76
RES AVG LOT SIZE
RES AVG LOT WIDTH
RES AVG LOT DEPTH
C/I AVG LOT SIZE
C/I AVG LOT WIDTH
C/I AVE LOT DEPTH

	CLASSIFICATION	PRICING METHOD	PRIOR RATE LOW	PRIOR RATE HIGH	PRIOR RATE STANDARD	CURRENT RATE LOW	CURRENT RATE HIGH	CURRENT RATE STANDARD
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	\$70,000	\$500,000		\$70,000	\$600,000	
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	\$35,000	\$250,000		\$35,000	\$300,000	
Comm & Ind Undeveloped Usable	All	Square Foot						
Comm & Ind Undeveloped Usable	All	Acreage	\$63,000	\$450,000		\$63,000	\$540,000	
Comm& Ind Undeveloped Unusable	All	Square Foot						
Comm& Ind Undeveloped Unusable	All	Acreage	\$3,000	\$3,000		\$3,000	\$3,000	
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Excess	Excellent	Acreage						
Residential Excess	Good	Acreage						
Residential Excess	Average	Acreage						
Residential Excess	Fair	Acreage						
Residential Excess	Poor	Acreage						

NEIGHBORHOOD NUMBER 293422 NEIGHBORHOOD NAME Central Carmel (Monon) and Fishers (Nickel Plate) Mixed Use

FACTOR 100
TOTAL PARCELS 228
RES AVG LOT SIZE
RES AVG LOT WIDTH
RES AVG LOT DEPTH
C/I AVG LOT SIZE
C/I AVG LOT WIDTH
C/I AVE LOT DEPTH

	CLASSIFICATION	PRICING METHOD	PRIOR RATE LOW	PRIOR RATE HIGH	PRIOR RATE STANDARD	CURRENT RATE LOW	CURRENT RATE HIGH	CURRENT RATE STANDARD
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	\$600,000	\$1,500,000		\$600,000	\$1,500,000	
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage	\$300,000	\$750,000		\$300,000	\$750,000	
Comm & Ind Undeveloped Usable	All	Square Foot						
Comm & Ind Undeveloped Usable	All	Acreage	\$540,000	\$1,350,000		\$540,000	\$1,350,000	
Comm& Ind Undeveloped Unusable	All	Square Foot						
Comm& Ind Undeveloped Unusable	All	Acreage	\$3,000	\$3,000		\$3,000	\$3,000	
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Excess	Excellent	Acreage						
Residential Excess	Good	Acreage						
Residential Excess	Average	Acreage						
Residential Excess	Fair	Acreage						
Residential Excess	Poor	Acreage						