

Floyd County, IN

Summary - Assessor's Office

Parcel Number 22-05-02-801-253.000-008
Alt Parcel Number 22-05-02-801-253.000-008
Property Address 514 VINCENNES ST
 NEW ALBANY IN 47150
Property Class Code 499
Property Class Other Commercial Structures
Neighborhood Comm Cit Main Rd No Developmen, 5484500-008
Legal Description P 74 PRT L. 37 / P 74 PRT L. 37 008-70400-34
Township NEW ALBANY TOWNSHIP
Corporation NEW ALBANY-FLOYD COUNTY CONSOLIDATED
Taxing District 008 - NEW ALBANY CITY
Old Plat Book Number 008-70400-33

[View Map](#)

Owners - Auditor's Office

HONEY CREME DONUTS, LLC
 514 Vincennes St
 NEW ALBANY, IN 47150

Land - Assessor's Office

Land Type	Acres	Dimensions
Fci	0	52x130

Valuation Record - Assessor's Office

Assessed Year	2024	2023	2022	2021	2020
Assessment Date	2024-01-01	2023-01-01	2022-01-01	2021-01-01	2020-01-01
Reason for Change	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
Land	\$30,600.00	\$30,600.00	\$30,600.00	\$30,600.00	\$30,600.00
Improvements	\$34,500.00	\$35,300.00	\$36,800.00	\$33,800.00	\$33,800.00
Total Valuation	\$65,100.00	\$65,900.00	\$67,400.00	\$64,400.00	\$64,400.00

Public Utilities - Assessor's Office

Water N
Sewer N
Gas N
Electricity N
All Y

Summary of Improvements - Assessor's Office

Buildings	Grade	Condition	Construction Year	Effective Year	Area
C/I Building C 01	C	A	1950	1950	1350
Paving C 01	C	A	2000	2000	5858

Commercial Buildings - Assessor's Office

Building	C/I Building C 01	Area	1350
Floor	Usage	Area in Use	Area AC
1	General Retail	1350	1350

Tax History - Treasurer's Office

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$1,002.80	\$914.46	\$954.99	\$953.20	\$938.11
+ Spring Penalty	\$0.00	\$91.45	\$95.50	\$95.32	\$93.81
+ Spring Annual	\$0.00	\$191.00	\$0.00	\$269.85	\$183.08
+ Fall Tax	\$1,002.80	\$914.46	\$954.99	\$953.20	\$938.11
+ Fall Penalty	\$0.00	\$0.00	\$95.50	\$0.00	\$93.81
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$82.23
+ Delq NTS Tax	\$0.00	\$954.99	\$0.00	\$938.11	\$915.38
+ Delq NTS Pen	\$0.00	\$95.50	\$0.00	\$93.81	\$91.54
+ Delq TS Tax	\$0.00	\$954.99	\$0.00	\$1,760.41	\$915.38
+ Delq TS Pen	\$0.00	\$95.50	\$0.00	\$450.66	\$91.54
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$230.00	\$0.00	\$230.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,005.60	\$4,442.35	\$2,100.98	\$5,744.56	\$4,342.99
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,002.80)	(\$4,442.35)		(\$5,744.56)	(\$1,100.00)

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
= Total Due	\$1,002.80				

No data available for the following modules: Sales - Assessor's Office, Exterior Features - Assessor's Office, Special Features - Assessor's Office, Residential Dwellings - Assessor's Office, Tax Deductions - Auditor's Office, Plat - Assessor's Office.

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Contact Us



General Information	
Parcel Number	22-05-02-801-253.000-008
Local Parcel Number	0087040033
Tax ID:	
Routing Number	05-02-8E1-080

Ownership	
Honey Creme Donuts, LLC	
514 Vincennes St	
NEW ALBANY, IN 47150	
Legal	
P 74 Prt L. 37 / P 74 Prt L. 37 008-70400-34	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
03/18/2021	Honey Creme Donuts,	202104535	QC	/			
11/01/2011	Van Horn Vincennes R	201114547	WD	/			
12/03/2008	Van Horn, Robert G. &	200833146	QC	/			
06/27/1991	VAN HORN, SANDRA	0	WD	/			
01/01/1900	BAILEY, JANE B.		WD	/			

Notes	
6/3/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.	
7/31/2017 18Q4: NO CHANGES	
12/2/2013 03NC: UPDATE FOR 3/1/2003 FLD CK- 100% COMP- DB 5/22/03	

Property Class 499
Other Commercial Structures



Commercial

Year: 2025

Location Information	
County	Floyd
Township	NEW ALBANY TOWNSHIP
District 008 (Local 008)	NEW ALBANY CITY
School Corp 2400	NEW ALBANY-FLOYD COUNTY C
Neighborhood 5484500-008	Comm Cit Main Rd No Developmen
Section/Plat	
Location Address (1)	514 VINCENNES ST NEW ALBANY, IN 47150

Valuation Records (Work In Progress values are not certified values and are subject to change)							
2025	2025	2024	2023	2022	2021		
WIP	Reason For Change	AA	AA	AA	AA	AA	
01/30/2025	As Of Date	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021	
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
\$30,600	Land	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600	
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0	
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$30,600	Land Non Res (3)	\$30,600	\$30,600	\$30,600	\$30,600	\$30,600	
\$42,400	Improvement	\$42,400	\$34,500	\$35,300	\$36,800	\$33,800	
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$42,400	Imp Non Res (3)	\$42,400	\$34,500	\$35,300	\$36,800	\$33,800	
\$73,000	Total	\$73,000	\$65,100	\$65,900	\$67,400	\$64,400	
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0	
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$73,000	Total Non Res (3)	\$73,000	\$65,100	\$65,900	\$67,400	\$64,400	

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

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
Fci	F		52	52x130	0.99	\$595	\$589	\$30,628	0%	1.0000	0.00	0.00	100.00	\$30,630

Zoning	
Subdivision	
Lot	
Market Model	5484500-008 - Commercial
Characteristics	
Topography	Flood Hazard
High	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>
Neighborhood Life Cycle Stage	
Static	

Land Computations	
Calculated Acreage	0.16
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$30,600
Total Value	\$30,600

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
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(158')
Heating	1350 sqft
A/C	1350 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	1
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	2
Total	0	0	3

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

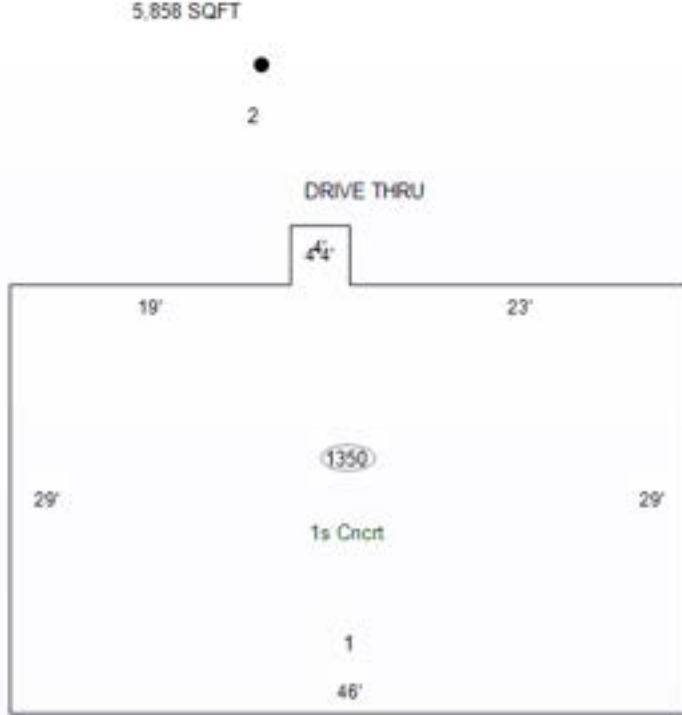
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1350 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	158'
PAR	12
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'

Base Rate	\$171.88
Frame Adj	(\$12.83)
Wall Height Adj	(\$14.82)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$144.23
BPA Factor	1.00

Sub Total (rate)	\$144.23
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$194,711	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$201,111
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$0	Repl. Cost New	\$174,966
Exterior Features	\$0		

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	1	Concrete	C	1950	1950	75 A		0.87		1,350 sqft	\$174,966	80%	\$34,990	0%	100%	1.0000	1.120	0.00	0.00	100.00	\$39,200
2: Paving C 01	1	Asphalt	C	2000	2000	25 A	\$2.81	0.87	\$2.44	5,858 sqft	\$14,321	80%	\$2,860	0%	100%	1.0000	1.120	0.00	0.00	100.00	\$3,200



GENERAL RELEASE & HOLD HARMLESS AGREEMENT

We agree to the following Waiver and Release:

We, _____ & _____, BUYERS, and Honey Creme Donuts LLC by Jason Van Horn, Member _____, SELLERS. for ourselves, our heirs, successors, executors, assigns, and subrogates, hereby KNOWINGLY AND INTENTIONALLY WAIVE AND RELEASE, INDEMNIFY AND HOLD HARMLESS Core Group SI DBA Keller Williams Realty Consultants, its broker and agents, specifically Brian Haeseley, Property Solutions Group, Keevan Miller _____ from and against any claims, actions, causes of action, liabilities, suits, expenses (including reasonable attorney's fees) which are related to, arise out of, or are in any way connected to the use the Sales Agreement used for the sale of the property of 514 Vincennes St, New Albany, IN 47150

It is strongly advised that the parties use the Indiana Association of Realtors Purchase Agreement. However, the parties have agreed to use their own form. Core Group SI DBA Keller Williams Realty Consultants, its broker and agents, specifically

Brian Haeseley, Property Solutions Group, Keevan Miller are not attorneys and have not drafted the form, nor do they give any opinion on the legal validity of the form. **The Parties are advised to see personal legal advice regarding the use of the Sales Agreement.**

This agreement shall be binding upon the undersigned, their heirs, legal representatives, assigns and is intended to forever discharge and indemnify Core Group SI DBA Keller Williams Realty Consultants, its broker and agents, specifically Brian Haeseley, Property Solutions Group, Keevan Miller

I HAVE CAREFULLY READ, CLEARLY UNDERSTAND, AND VOLUNTAIRLY SIGN THIS WAIVER AND RELEASE AGREEMENT.

Honey Creme Donuts LLC by Jason Van Horn, Member dotloop verified 05/06/26 1:07 PM EDT 2LNJ-SYGL-WAYE-R8MU

Client Signature _____ Date _____

Client Signature _____ Date _____

Client Signature _____ Date _____

Client Signature _____ Date _____

RELEASE AND HOLD HARMLESS AGREEMENT

(for viewing, inspecting, or making authorized repairs)

Date:

Subject Property Address: 514 Vincennes St, New Albany, IN 47150

Listing Brokerage: Keller Williams Realty Consultants

The Undersigned acknowledges that:

The Seller has disclosed to the Undersigned that due to the condition, the property presents a risk of personal injury or death; the property may have health/safety risk(s) including, without limitation, illegal or industrial chemicals and substances and associated environmental conditions, mold, mildew or fungus, high-sulfur content building materials, or other risks unknown to the Seller; and the Undersigned desires and intends to enter the property for the purpose of viewing, inspecting, or making repairs that have been previously authorized by Seller or its duly authorized contractor, Vendor Resource Management, Inc., to said property.

Therefore, having been advised of the possible health risks and having conducted independent inquiries with appropriate professionals, if desired, the Undersigned elects to enter the subject property.

The Undersigned, having read this Release and Hold Harmless Agreement ("Agreement"), in consideration of being granted access to the subject property and other good and valuable consideration received from or on behalf of Seller, the receipt and sufficiency of which is hereby acknowledged, hereby agrees to release and hold harmless Seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the Undersigned's entry onto and/or physical inspection of the subject property.

The Undersigned agrees that this Agreement shall be binding upon him/ her/ them, his/ her/ their heirs, representatives, executors, administrators, assigns and insurance carrier, and shall insure to the benefit of the Seller, its agents, employees, servants, successors and assigns.

THE UNDERSIGNED HAVE READ THE FOREGOING AGREEMENT AND FULLY UNDERSTAND IT:

Purchaser:

Printed name: _____

Purchaser:

Printed name: _____

Listing Agent:

Brian Haeseley dotloop verified
05/05/26 11:04 PM EDT
WN1N-JICH-8BBA-5YC4

Printed name: Brian Haeseley

Purchaser's Agent:

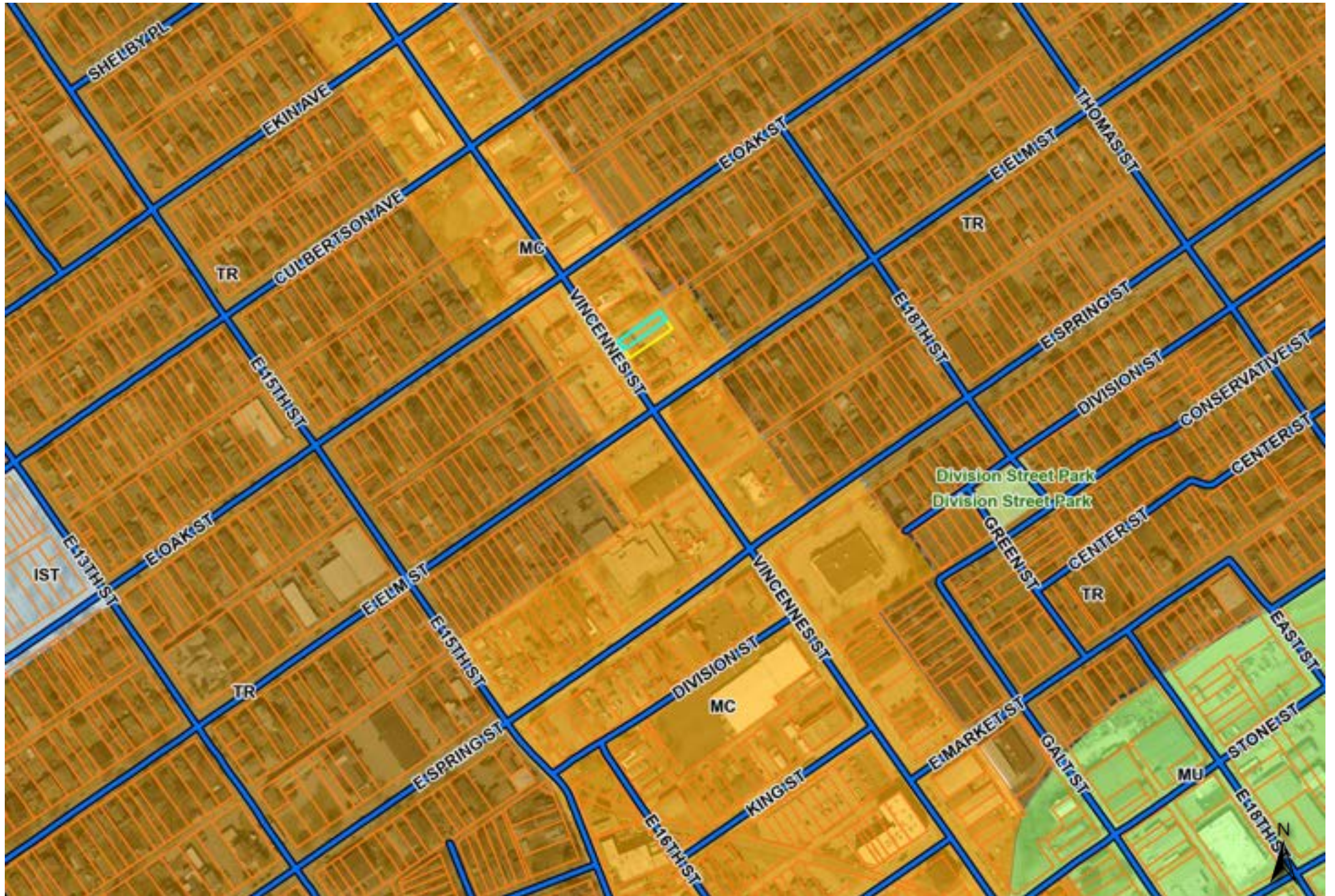
Printed name: _____

Other Entrant:

Printed name: _____



514 Vincennes St, New Albany, IN 47150 - MC - Mixed Use Corridor Commercial



5,858 SQFT



Paving C 01

DRIVE THRU

4'4"

19'

23'

1350

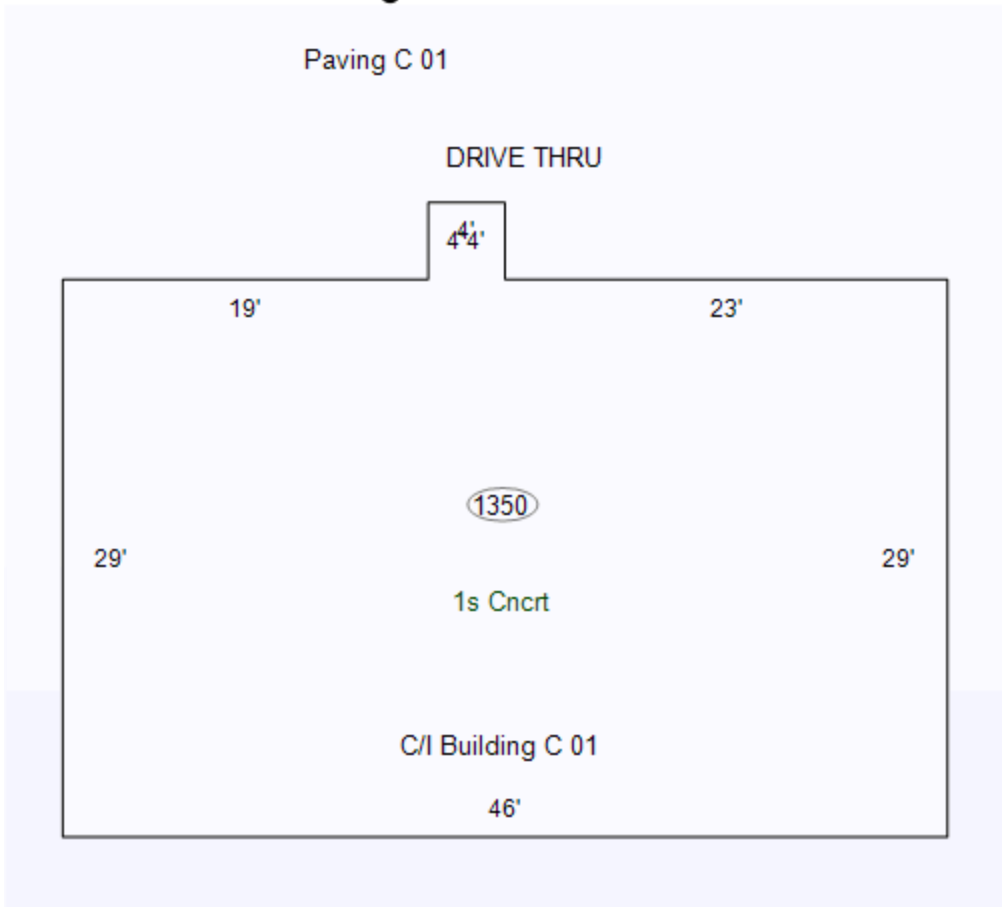
29'

29'

1s Cncrt

C/I Building C 01

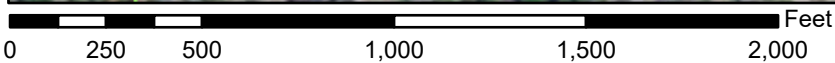
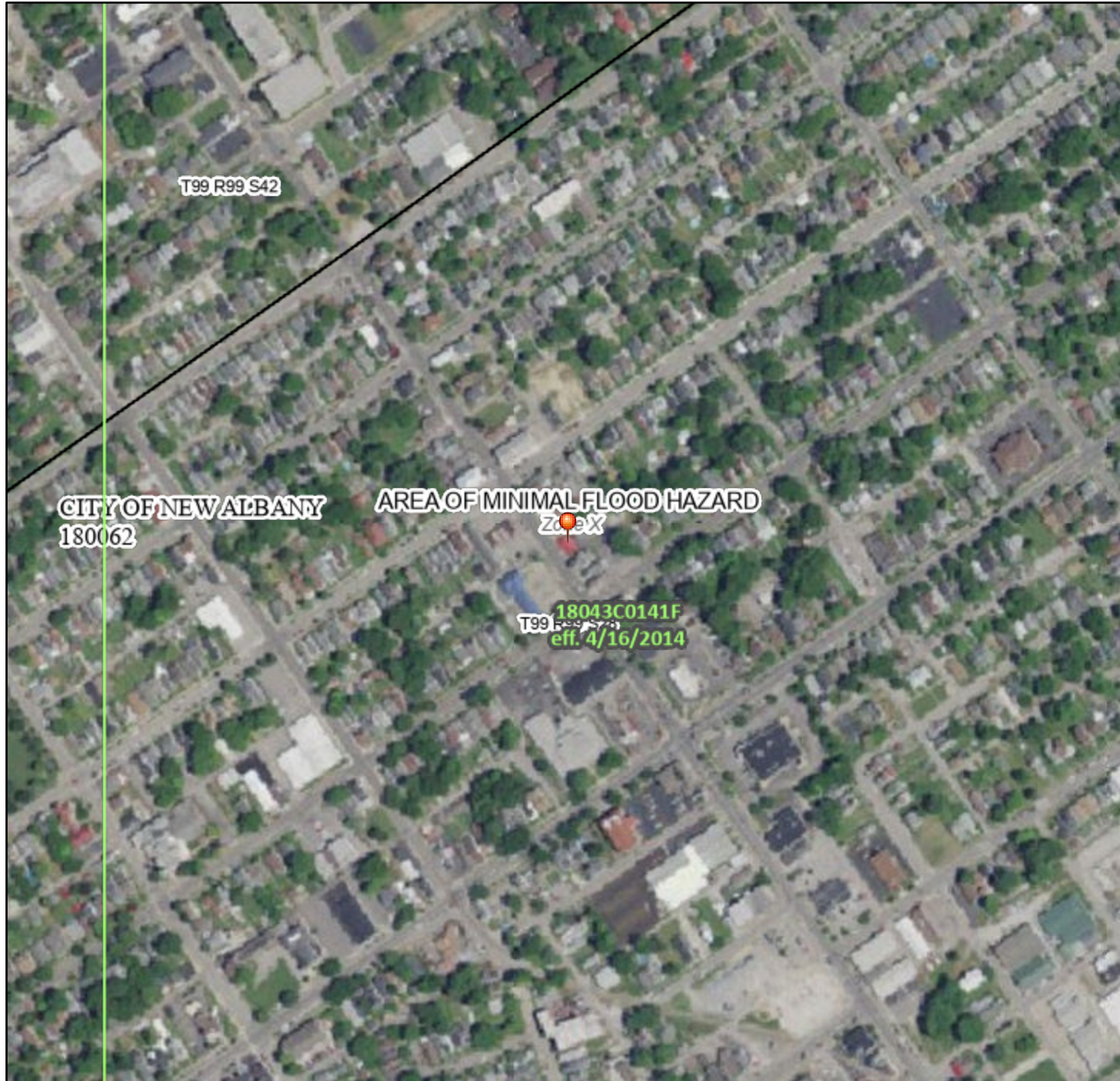
46'



National Flood Hazard Layer FIRMMette



85°48'48"W 38°17'53"N



1:6,000

85°48'11"W 38°17'25"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/6/2026 at 12:54 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.