

General Information

Parcel Number 45-08-11-301-003.000-004
Local Parcel Number 001-25-40-0052-0021

Tax ID:

Routing Number J40-052 21

Property Class 450 Convenience Market With Gasoline

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004 )
School Corp 4690 GARY COMMUNITY
Neighborhood 25988-004
Section/Plat 11
Location Address (1) 1691 E 15TH AVE GARY, IN 46407

Ownership

GSD Petroleum, LLC
9653 N Granville Rd
Mequon, WI 53097

Legal

PT. N2. W2. NW. SW. 150X175FT. S.11 T.36 R.8 .602AC.



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include dates from 08/31/2011 to 01/01/1900.

Notes

11/4/2022 RVL D: Corrected service station detCPY cond from fair to poor. 11/4/22 KStines
8/23/2022 RYR1-23: NO PHYSICAL CHANGES AS OF 8-23-22. D.WASHINGTON 8-23-22
12/18/2018 MIS1: Correct fencing to D grade and poor condition
11/14/2018 RYR1-19: ASSESSED CORRECTLY. D.WASHINGTON 11-14-18F#1307

Commercial

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for land type 11, pricing method S, etc.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Data Source N/A Collector 06/05/2018 Lisa Ford Appraiser 11/14/2018 MARY SHAW

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.60), Actual Frontage (0), Developer Discount, Parcel Acreage (0.60), 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 (0.60), 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 (\$120,200), Total Value (\$120,200).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Convenience Market
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 2(112')
<b>Heating</b>	783 sqft
<b>A/C</b>	783 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	1	2
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	0	0
<b>Total</b>	0	0	1	2

**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

**Special Features**

Description	Value

**Other Plumbing**

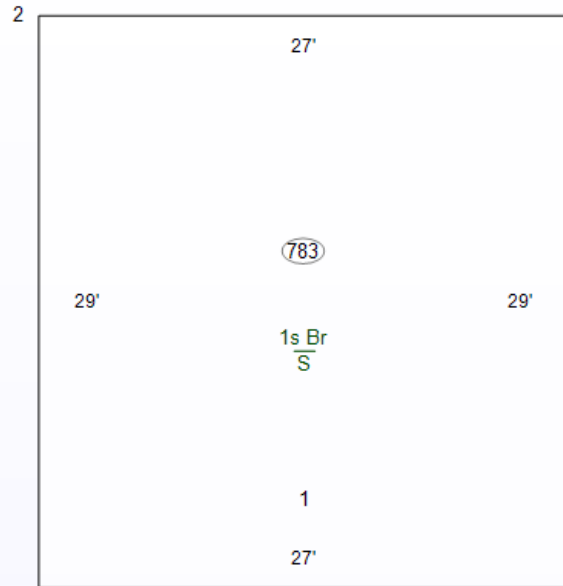
Description	Value

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$128,710</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$131,910</b>
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$137,186</b>
Exterior Features	\$0		

**Floor/Use Computations**

Pricing Key	GCM
Use	CONVMRK
Use Area	783 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	112'
PAR	14
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
<b>Base Rate</b>	<b>\$176.38</b>
Frame Adj	(\$12.00)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$164.38</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$164.38</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$164.38</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$128,710</b>



**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 01	0%	1	Brick	C	1968	1968	54 P		1.04		783 sqft	\$137,186	80%	\$27,440	90%	100%	1.000	1.0000	\$2,700
2: Service Station, DetCP	0%	1		C	1969	1969	53 F	\$9.63	1.04	\$10.02	2,254 sqft	\$22,574	80%	\$4,510	90%	100%	1.000	1.0000	\$500