

45-08-29-236-012.000-001

GSD Petroleum LLC (Corr 2-16-

1601 W RIDGE RD

450, Convenience Market With Gasoline

/39988-00 1/2

General Information

Parcel Number 45-08-29-236-012.000-001
Local Parcel Number 001-01-39-0228-0001

Tax ID:

Routing Number QS 815

Property Class 450 Convenience Market With Gasoline

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 001 (Local 001) Calumet Township
School Corp 4650 LAKE RIDGE
Neighborhood 39988-001
Section/Plat
Location Address (1) 1601 W RIDGE RD GARY, IN 46408

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 2020

Ownership

GSD Petroleum LLC (Corr 2-16-12, inc entered)slg
9653 N Granville Rd
Mequon, WI 53097

Legal

LOHMAN'S 1ST ADD. GARY ALL OF LOTS 1 TO 4 BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include 06/17/1986 and 01/01/1900.

Notes

10/29/2019 RYR2-20: Correct canopy to poor, rfx, and paving to very poor; remove heating and ac building is closed. 90% obsolescence given building very very poor condition.
11/13/2015 16CE: 2016 Cyclical Entered CHANGE BUILDING COND FROM FR TO P, CHANGE RFX COND FROM AV TO FR, CHANGE PAVING GRADE FROM C TO D. ADDED 50% OBSELECECE TO BUILDING PER ED GHOLSON. 11/13/2015 E HARRIS
7/21/2008 DBAS: AERIAL MAP J08 -29D (FOOD CENTER)

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 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')

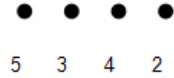
Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row for OS, 0, 22215, 1.00, \$1, \$1, \$22,215, 0%, 0%, 1.0000, \$22,220.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.51), Actual Frontage (0), Developer Discount, Parcel Acreage (0.51), 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 (0.51), 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 (\$22,200), Total Value (\$22,200).

General Information

Occupancy	C/I Building	Pre. Use	Convenience Market
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(120')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

Roofing

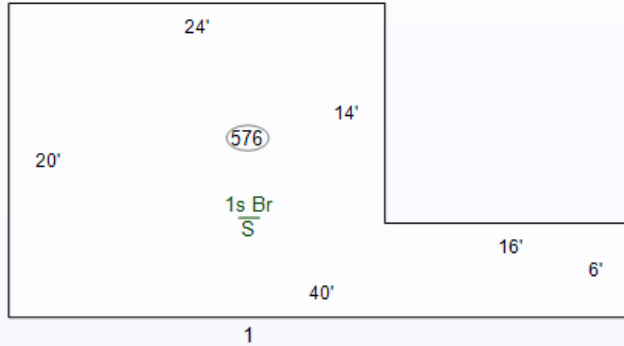
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCM
Use	CONVMRK
Use Area	576 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	120'
PAR	21
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'

Base Rate	\$209.59
Frame Adj	(\$11.23)
Wall Height Adj	(\$6.56)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$191.80
BPA Factor	1.00
Sub Total (rate)	\$191.80
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$7.58)
A/C	(\$6.23)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$177.99
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$102,522

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$102,522	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$102,522
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$85,299
Exterior Features	\$0		

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	D	1976	1976	46 P		1.04		576 sqft	\$85,299	80%	\$17,060	90%	100%	1.000	1.0000	\$1,700
2: Paving C 01	0%	1	Concrete	D	1976	1976	46 VP	\$2.02	1.04	\$1.68	5,414 sqft	\$9,099	80%	\$1,820	90%	100%	1.000	1.0000	\$200
3: Paving C 01	0%	1	Asphalt	D	1976	1976	46 VP	\$2.14	1.04	\$1.78	2,697 sqft	\$4,809	80%	\$960	90%	100%	1.000	1.0000	\$100
4: RFX C	0%	1	SV	C	1990	1990	32 VP		1.04		200 sqft	\$0	85%	\$0	0%	100%	1.000	1.0000	\$100
5: Service Station, DetCP	0%	1		C	1976	1976	46 P	\$26.71	1.04	\$27.78	4,200 sqft	\$116,669	80%	\$23,330	90%	100%	1.000	1.0000	\$2,300