

71-03-27-126-005.000-009

General Information

Parcel Number

71-03-27-126-005.000-009

Local Parcel Number

025-1006-028617

Tax ID:

Routing Number

3-27B

Property Class 452

Service Station

Year: 2024

Location Information

County

St. Joseph

Township

GERMAN TOWNSHIP

District 009 (Local 025)

SOUTH BEND-GERMAN

School Corp 7205

SOUTH BEND COMMUNITY

Neighborhood 7109017-009

25493-Comm

Section/Plat

Location Address (1)

3301 PORTAGE RD

SOUTH BEND, IN 46628

Zoning

Subdivision

Lot

Market Model

7109017-009 - Commercial

Characteristics

Topography

Level

Public Utilities

All

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Static

Flood Hazard

ERA

TIF

Printed

Thursday, April 11, 2024

Review Group

2023

Portage Property LLC

Ownership

Portage Property LLC

4501 Hwy 39 N

Meridian, MS 39301

3301 PORTAGE RD

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

06/27/2018

Portage Property LLC

WD

/

\$1,050,000

I

01/29/2015

EPP Atlas Acquisition

WD

/

\$503,000

V

05/22/2000

B & R Oil Co Inc

0

WD

0/0

I

03/31/1992

DOBSON MARKA

0

WD

0/0

I

Legal

DOBSONS MINOR SUB LOT 1

25493-Comm

Notes

9/20/2023 CR32:

Reviewed added ATN Canopy 7x7

7/9/2019 BP19:

BUILDING PERMIT 2019

07/03/19 BD19001552-Sign

100% 20/21 LC

Sketched Bldg, make use area adjustments and Use

change from

Conv.Mrt to GenRet"Boost Mobile", Added Auto

Teller

Machine, update ashPav area, 20/21 LC

5/11/2016 MM01:

Plexis Conv. Note 11/28/1994

Parcel

ADDRESS: 3301 PORTAGEJ & S DAIRY AVE

Valuation Records									
Assessment Year	2024	2023	2022	2021	2020				
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval				
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020				
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000				
Notice Required	☐	☐	☐	☐	☐				
Land	\$144,300	\$144,300	\$144,300	\$144,300	\$144,300				
Land Res (1)	\$0	\$0	\$0	\$0	\$0				
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
Land Non Res (3)	\$144,300	\$144,300	\$144,300	\$144,300	\$144,300				
Improvement	\$168,800	\$177,000	\$177,000	\$192,400	\$192,400				
Imp Res (1)	\$0	\$0	\$0	\$0	\$0				
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0				
Imp Non Res (3)	\$168,800	\$177,000	\$177,000	\$192,400	\$192,400				
Total	\$313,100	\$321,300	\$321,300	\$336,700	\$336,700				
Total Res (1)	\$0	\$0	\$0	\$0	\$0				
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0				
Total Non Res (3)	\$313,100	\$321,300	\$321,300	\$336,700	\$336,700				
Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')									

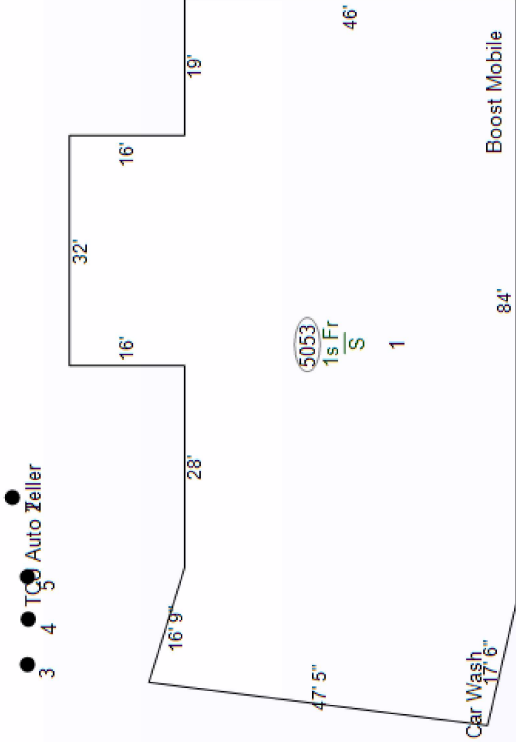
Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A	0	1.1100	1.00	\$130,000	\$130,000	\$144,300	0%	1.0000	0.00	0.00	100.00	\$144,300
Land Computations													
Calculated Acreage													1.11
Actual Frontage													0
Developer Discount													☐
Parcel Acreage													0.00
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													0.00
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													\$0
CAP 1 Value													\$0
CAP 2 Value													\$0
CAP 3 Value													\$144,300
Total Value													\$144,300

Appraiser

Collector

Data Source N/A

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				
Wall Type	1: 2(323')								
Heating	4240 sqft								
A/C	4240 sqft								
Sprinkler	4240 sqft								
Plumbing RES/CI									
	#	TF	#	TF	Roofing				
Full Bath	0	0	0	0	☐ Built Up	☐ Tile	☐ Metal		
Half Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate		
Kitchen Sinks	0	0	0	0	☐	Other			
					GCK Adjustments				
Water Heaters	0	0	8	0	☐ Low Prof	☐ Ext Sheat	Insulatio		
Add Fixtures	0	0	8	8	☐ SteelGP	☐ AluSR	Int Liner		
Total	0	0	8	8	☐ HGSR	☐ PPS	Sand Pnl		
Exterior Features									
Description	Area								Value



Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$370,318	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$383,118
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$422,962
Exterior Features	\$0		

Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$47.21	\$78.95	\$46.59	\$83.77	
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$39,382	\$69,002	\$23,854	\$239,080	

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	Wood Fr	B	1994	1994	30	A		0.92		5,053 sqft	\$422,962	70%	\$126,890	0%	100%	1,000	1,000	0.00	0.00	100.00	\$126,900
2: ATM Enclosure C 01	1		C	1994	1994	30	A		0.92		64sqft	\$38,704	78%	\$8,510	0%	100%	1,000	1,000	0.00	0.00	100.00	\$8,500
3: Canopies - Commercial T	1		C	1993	1993	31	A		0.92		3750sqft	\$96,802	80%	\$19,360	0%	100%	1,000	1,000	0.00	0.00	100.00	\$19,400
4: Paving C 01	1	Asphalt	C	1993	1993	31	A	\$2.17	0.92	\$2.00	27,716 sqft	\$55,332	80%	\$11,070	0%	100%	1,000	1,000	0.00	0.00	100.00	\$11,100
5: Paving C 01	1	Concrete	C	1993	1993	31	A	\$4.22	0.92	\$3.88	3,750 sqft	\$14,559	80%	\$2,910	0%	100%	1,000	1,000	0.00	0.00	100.00	\$2,900