

46-06-26-303-019.000-043		General Information	
Parcel Number		LaPorte Expo Investments LLC	
46-06-26-303-019.000-043		613 Pine Lake Ave	
Local Parcel Number		La Porte, IN 46350	
46-06-26-303-019.000-043			
Tax ID:		Legal	
		05-06-26-303-019 IN N PT W 1/2 SW 1/4 S26 T37 R3 .74 AC	
Routing Number			
C02-043-061-016			
Property Class 450			
Convenience Market With Gasoline			
Year: 2024			
Location Information			
County		01/25/2024	
LaPorte		Indiana Cost Mod	
Township		1.0000	
CENTER TOWNSHIP			
District 043 (Local 005)			
LAPORTE-CENTER			
School Corp 4945			
LAPORTE COMMUNITY			
Neighborhood 4643414-043			
Center Commercial AV 043			
Section/Plat			
26			
Location Address (1)			
613 PINE LAKE AVE			
LA PORTE, IN 46350			
Zoning			
Subdivision			
Lot			
Market Model			
4600410 - GAS STATION			

Characteristics	
Topography	Flood Hazard
	☐
Public Utilities	ERA
	☐
Streets or Roads	TIF
	☐
Neighborhood Life Cycle Stage	
Static	
Printed	Wednesday, May 1, 2024
Review Group	2019

LaPorte Expo Investments LLC		Ownership	
		LaPorte Expo Investments LLC	
		613 Pine Lake Ave	
		La Porte, IN 46350	
Assessment Year		Reason For Change	
2024		WIP	
As Of Date		01/25/2024	
Indiana Cost Mod		04/10/2024	
Valuation Method		Indiana Cost Mod	
1.0000		1.0000	
Equalization Factor			
Notice Required		☒	
Land		\$148,000	
\$0		\$0	
\$0		\$0	
\$148,000		\$148,000	
Improvement		\$173,000	
\$0		\$0	
\$0		\$0	
\$173,000		\$173,000	
Total		\$321,000	
\$0		\$0	
\$0		\$0	
\$321,000		\$321,000	
Land Data (Standard Depth: Res 132', CI 132'		Base Lot: Res 50' X 132', CI 50' X 132')	
Pricing Metho d	Soil ID	Act Front.	Size Factor
11 A		128	0.7080
		1.23	\$85,000
		\$104,550	100%
		1.0000	100.00
		0.00	0.00
		0.00	100.00
		\$148,040	

613 PINE LAKE AVE										450, Convenience Market With Gasoline									
Transfer of Ownership																			
Date		Owner		Doc ID		Code Book/Page		Adj Sale Price		V/I									
05/22/2023		LaPorte Expo Investm		2023R-05185		WR		/		I									
07/22/2019		Pine Lake Laporte Pro		2019R-07655		SW		/		I						\$950,000			
01/22/2015		Epp Atlas Aquisition LI				WD		/		I									
01/12/2015		B & R Oil Co Inc		2015R-00722		WD		/		V						\$506,700			
01/01/1900		B & R OIL COMPANY				WD		/		I									
Commercial																			
In Progress values are not certified values and are subject to change)																			
2024		2023		2023		2022		2021											
AA		AA		AA		AA		AA											
04/10/2024		06/30/2023		03/31/2023		04/01/2022		03/12/2021											
Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod											
1.0000		1.0000		1.0000		1.0000		1.0000								1.0000			
☐		☒		☐		☐		☐								☐			
\$148,000		\$148,000		\$148,000		\$148,000		\$148,000								\$148,000			
\$0		\$0		\$0		\$0		\$0								\$0			
\$0		\$0		\$0		\$0		\$0								\$0			
\$148,000		\$148,000		\$148,000		\$148,000		\$148,000								\$148,000			
\$173,000		\$173,000		\$173,000		\$203,200		\$191,400											
\$0		\$0		\$0		\$0		\$0								\$0			
\$0		\$0		\$0		\$0		\$0								\$0			
\$173,000		\$173,000		\$173,000		\$203,200		\$191,400											
\$321,000		\$321,000		\$321,000		\$351,200		\$339,400											
\$0		\$0		\$0		\$0		\$0								\$0			
\$0		\$0		\$0		\$0		\$0								\$0			
\$321,000		\$321,000		\$321,000		\$351,200		\$339,400											
Depth: Res 132', CI 132'										Base Lot: Res 50' X 132', CI 50' X 132')									
Factor		Rate		Adj. Rate		Ext. Value		Infl. %		Market Factor		Cap 1		Cap 2		Cap 3			
.23		\$85,000		\$104,550		\$74,021		100%		1.0000		0.00		0.00		100.00			

46-06-26-303-019.000-043		Center Commercial AV 043	
General Information		Notes	
		2/26/2015 SDF: Sales Disclosure - Field Visit	
		2-23-15brf	
Parcel Number			
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Land Computations	
Calculated Acreage	0.71
Actual Frontage	128
Developer Discount	☐
Parcel Acreage	0.74
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	0.74
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	\$148,000
Total Value	\$148,000

Appraiser

Collector

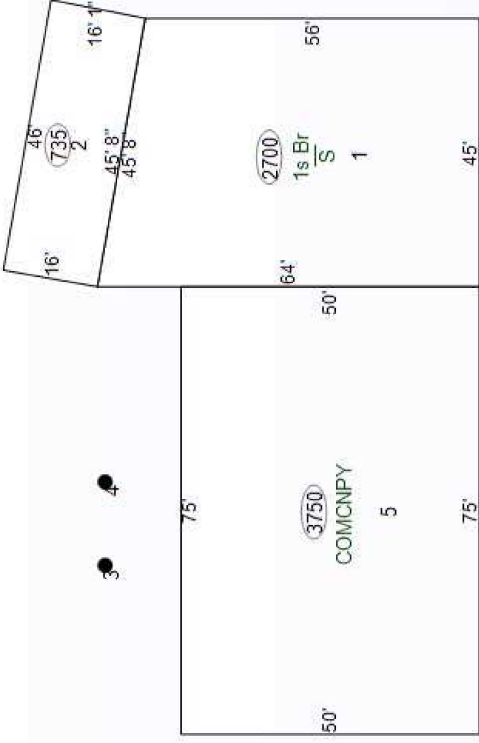
Data Source N/A

General Information				
Occupancy	C/I Building	Pre. Use	Convenience Market	
Description	C/I Building C 01	Pre. Framing	Fire Resistant	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	

		SB	B	1	U
Wall Type		1: 2(211')			
Heating		2700 sqft			
A/C		2700 sqft			
Sprinkler					

Plumbing RES/CI				Roofing		
	#	TF	#	TF		
Full Bath	0	0	0	0	☐ Built Up	☐ Tile ☐ Metal
					☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	2	4	☐ Other	
Kitchen Sinks			0	0	GCK Adjustments	
Water Heaters			0	0	☐ Low Prof	☐ Ext Sheat ☐ Insulation
Add Fixtures	0	0	3	3	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	5	7	☐ HGSR	☐ PPS ☐ Sand Pnl

Exterior Features			Area	Value
Description				



Floor/Use Computations		
Pricing Key	GCM	
Use	CONVMRK	
Use Area	2700 sqft	
Area Not in Use	0 sqft	
Use %	100.0%	
Eff Perimeter	211'	
PAR	8	
# of Units / AC	0	
Avg Unit szldpth	-1	
Floor	1	
Wall Height	12'	

Base Rate	\$116.58
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$116.58
BPA Factor	1.00
Sub Total (rate)	\$116.58
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
S.F. Price	\$116.58
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$314,766

Building Computations				
Sub-Total (all floors)	\$314,766	Garages	\$0	
Racquetball/Squash	\$0	Fireplaces	\$0	
Theater Balcony	\$0	Sub-Total (building)	\$325,966	
Plumbing	\$11,200	Quality (Grade)	\$1	
Other Plumbing	\$0	Location Multiplier	0.99	
Special Features	\$0	Repl. Cost New	\$322,706	
Exterior Features	\$0			

Special Features		Other Plumbing	
Description	Value	Description	Value

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	Brick	C	1989	1989	35	A	\$68.00	0.99	\$67.32	2,700 sqft	\$322,706	72%	\$90,360	0%	100%	1,000	1,500	0.00	100.00	\$135,500
2: Car Wash, Drive Thru C 0	1	Wood Fr	C	1989	1989	35	A	\$2.81	0.99	\$2.78	755 sqft	\$50,827	80%	\$10,170	0%	100%	1,000	0.800	0.00	100.00	\$8,100
3: Paving	1	Asphalt	C	1989	1989	35	A	\$3.80	0.99	\$3.76	16,400 sqft	\$45,623	80%	\$9,120	0%	100%	1,000	0.800	0.00	100.00	\$7,300
4: Paving 2	1	Concrete	C	1989	1989	35	A	\$26.71	0.99	\$26.44	3,750 sqft	\$14,108	80%	\$2,820	0%	100%	1,000	0.800	0.00	100.00	\$2,300
5: Service Station, DetCPY	1	C	C	1989	1989	35	A		0.99	\$26.44	3,750 sqft	\$99,161	80%	\$19,830	0%	100%	1,000	1,000	0.00	100.00	\$19,800