General Information

Parcel Number
20-02-32-252-031.000-027

Local Parcel Number
02-32-252-031-027

Tax ID:
0232C

Routing Number

Property Class 450
Convenience Market With Gasoline

Year: 2024

Location Information

County
Elkhart

Township
OSOLO TOWNSHIP

District 027 (Local 027)
EC OSOLO

School Corp 2305
ELKHART COMMUNITY

Neighborhood 2746014-027
2746014-Commercial-Acre-Strip-Go

Section/Plat

Location Address (1)
1606 CASSOPOLIS ST
ELKHART, IN 46514

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
Commercial Market

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☑

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024

Review Group 2022

Ownership

R & A CASSOPOLIS PROPERTY LLC
1606 CASSOPOLIS ST
ELKHART, IN 46514

Legal

COUNTRY CLUB TERRACE LOTS 3 4 & 5 EX W 16FT FOR HWY (TIF 118)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/08/2016	R & A CASSOPOLIS P	0118	QC	/		I
09/17/2015	SINGH RAJINDER	3992	LW	/	$100,000	I
01/01/1900	SWIFTY TRANSPORT	3992	LW	/	$100,000	I

Notes

Commercial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
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	**$149,800**	**$149,800**	**$149,800**	**$149,800**	**$149,800**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$149,800	$149,800	$149,800	$149,800	$149,800
Improvement	**$374,700**	**$309,500**	**$333,700**	**$326,200**	**$315,400**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$374,700	$309,500	$333,700	$326,200	$315,400
Total	**$524,500**	**$459,300**	**$483,500**	**$476,000**	**$465,200**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$524,500	$459,300	$483,500	$476,000	$465,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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
11	A		0	0.390000	1.67	$230,000	$384,100	$149,799	0%	1.0000	0.00	0.00	100.00	$149,800

Land Computations

Calculated Acreage	0.39
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.39
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	0.39
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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	$149,800
Total Value	**$149,800**

Data Source Aerial **Collector** 01/13/2023 Jeff **Appraiser**

General Information

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

	SB	B	1	U
Wall Type			1: 1(202')	
Heating			2110 sqft	
A/C			2110 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath		0		0
Half Bath		0		0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures		0	7	7
Total	0	0	7	7

Roofing

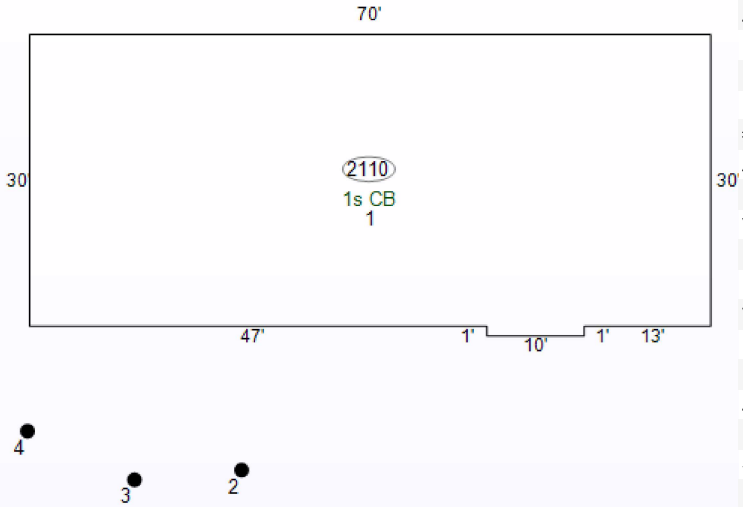
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCM
Use	CONVMRK
Use Area	2110 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	202'
PAR	10
# of Units / AC	0
Avg Unit sz|dpth	0
Floor	1
Wall Height	12'
Base Rate	**$119.50**
Frame Adj	($11.23)
Wall Height Adj	$0.00
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$108.27**
BPA Factor	1.00
Sub Total (rate)	**$108.27**
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	**$108.27**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$228,450**

Special Features

Description	Value

Other Plumbing

Description	Value
1 x 4/4 Sink, SS	$2300

Building Computations

Sub-Total (all floors)	**$228,450**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$241,950**
Plumbing	$11,200	Quality (Grade)	$1
Other Plumbing	$2,300	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$222,594**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	1	Concrete	C	2018	2018	6	A		0.92		2,110 sqft	$222,594	9%	$202,560	0%	100%	1.000	1.610	0.00	0.00	100.00	$326,100
2: Masonry Wall	1		C	2018	2018	6	A	$127.11	0.92	$116.94	33' x 6'	$3,859	15%	$3,280	0%	100%	1.000	1.610	0.00	0.00	100.00	$5,300
3: Paving	1	Concrete	C	1998	1998	26	A	$4.22	0.92	$3.88	10,094 sqft	$39,189	80%	$7,840	0%	100%	1.000	1.610	0.00	0.00	100.00	$12,600
4: Service Station, DetCPY	1		C	1998	1998	26	A	$26.71	0.92	$24.57	3,100 sqft	$76,177	75%	$19,040	0%	100%	1.000	1.610	0.00	0.00	100.00	$30,700

Total all pages $374,700 **Total this page** $374,700