

General Information
Parcel Number 71-08-03-386-006.000-026
Local Parcel Number 018-2067-2490
Tax ID:
Routing Number 8-3F
Property Class 450
 Convenience Market With Gasoline

Ownership
 R & A Olive Property LLC
 421 N Olive St
 South Bend, IN 46628-2230
Legal
 LOT'S 105 TO 107 INC. KALEYS 2ND.

Transfer of Ownership
Date 01/12/2024
Owner R & A Olive Property L
Doc ID 2024-00954
Code WD
Book/Page 2021-22091 /
Adj Sale Price /
Price /
VI /
 06/30/2021 421 Olive LLC
 07/12/2010 Olive One Stop Shop I
 05/20/2008 FARHAN, ABDAL R
 03/13/1980 FOX RICHARD

Notes
 1/24/2011 MM01: Plexis Conv. Note 12/08/1993
 Parcel
 DBA F.P. AUTO SALESMAY DISCONTINUE
 BUSINESS BY
 2/94 AS PER TENANT
 10/11 #121079, \$263,679. Canopy, 100%, #119079,
 \$8,500.
 int.rmdl, 100%, #119567, \$900, fence, 100%.
 Effective age was
 1947 and condition was F. 4/10 psc (updated PRC
 for age, grade,
 paving and addition. 2/13 psc)



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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
Improvement	\$65,100	\$67,200	\$75,100	\$77,200	\$77,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$65,100	\$67,200	\$75,100	\$77,200	\$77,200
Total	\$78,600	\$80,700	\$88,600	\$90,700	\$90,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$78,600	\$80,700	\$88,600	\$90,700	\$90,700

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 110' X 100', Cl 110' X 100')

Land Type	Soil ID	Pricing Method	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F	F	125	125x128	1.08	\$100	\$108	\$13,500	0%	1.0000	0.00	0.00	100.00	\$13,500

Land Computations

Calculated Acreage	0.37
Actual Frontage	125
Developer Discount	<input type="checkbox"/>
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	\$13,500
Total Value	\$13,500

Commercial

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
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Land Non Res (3)	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
Improvement	\$65,100	\$67,200	\$75,100	\$77,200	\$77,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$65,100	\$67,200	\$75,100	\$77,200	\$77,200
Total	\$78,600	\$80,700	\$88,600	\$90,700	\$90,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$78,600	\$80,700	\$88,600	\$90,700	\$90,700

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 110' X 100', Cl 110' X 100')

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Fci	F	F	125	125x128	1.08	\$100	\$108	\$13,500	0%	1.0000	0.00	0.00	100.00	\$13,500

Market Model
 7126192-026 - Commercial

Characteristics

Topography	Flood Hazard	<input type="checkbox"/>
Public Utilities	ERA	<input type="checkbox"/>
Streets or Roads	TIF	<input type="checkbox"/>
Neighborhood Life Cycle Stage		<input type="checkbox"/>

Printed Friday, April 12, 2024
Review Group 2022
Data Source N/A
Collector
Appraiser

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

Wall Type	SB	B	1	U
Heating	1: 1(148')			
A/C	1320 sqft			
Sprinkler	1320 sqft			

Plumbing RES/CI		Roofing	
#	TF	#	TF
0	0	0	0
0	0	0	0
0	0	2	4
0	0	0	0
0	0	0	0
0	0	2	2
0	0	4	6

Exterior Features		Area	Value
Description			

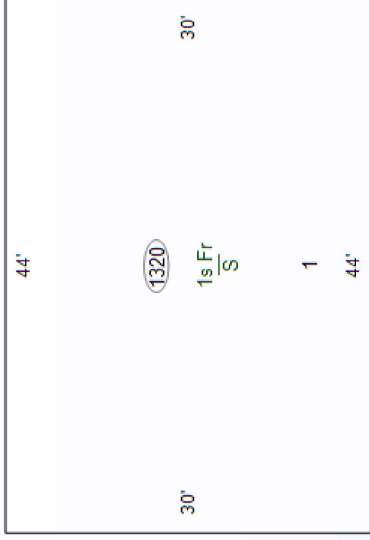
Special Features		Other Plumbing	
Description		Value	Description

Racquetball/Squash	\$0	Garages	\$0
Theater Balcony	\$0	Fireplaces	\$0
Plumbing	\$9,600	Sub-Total (building)	\$178,151
Other Plumbing	\$0	Quality (Grade)	\$1
Special Features	\$0	Location Multiplier	0.92
Exterior Features	\$0	Repl. Cost New	\$163,899
Sub-Total (all floors)		\$168,551	

Summary of Improvements																			
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	Adj Rate	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	C	1951	1979	45	A	0.92	0.92	1,320 sqft	80%	\$32,780	0%	100%	1,000	0.00	0.00	100.00	\$32,800
2: Canopies - Commercial T	1		C	2009	2009	15	A	0.92	0.92	1656sqft	61%	\$16,670	0%	100%	1,000	0.00	0.00	100.00	\$16,700
3: Fencing C 01	1	9 Gauge	C	2009	2009	15	A	\$15.94	\$20.07	288' x 6'	80%	\$1,160	0%	100%	1,000	0.00	0.00	100.00	\$1,200
4: Paving C 01	1	Concrete	C	2010	2010	14	A	\$2.02	\$1.86	9,024 sqft	80%	\$3,350	0%	100%	1,000	0.00	0.00	100.00	\$3,400

Floor/Use Computations

Pricing Key	GCM
Use	CONVMRK
Use Area	1320 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	148'
PAR	11
# of Units / AC	0
Avg Unit sz/dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$127.69
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$127.69
BPA Factor	1.00
Sub Total (rate)	\$127.69
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	\$127.69
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$168,551



Building Computations		Other Plumbing	
Description		Value	Description
Sub-Total (all floors)		\$168,551	
Racquetball/Squash	\$0	Garages	\$0
Theater Balcony	\$0	Fireplaces	\$0
Plumbing	\$9,600	Sub-Total (building)	\$178,151
Other Plumbing	\$0	Quality (Grade)	\$1
Special Features	\$0	Location Multiplier	0.92
Exterior Features	\$0	Repl. Cost New	\$163,899
Sub-Total (all floors)		\$168,551	

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1: C/I Building C 01	1	Wood Fr	C	1951	1979	45	A	0.92	0.92	1,320 sqft	80%	\$32,780	0%	100%	1,000	0.00	0.00	100.00	\$32,800
2: Canopies - Commercial T	1		C	2009	2009	15	A	0.92	0.92	1656sqft	61%	\$16,670	0%	100%	1,000	0.00	0.00	100.00	\$16,700
3: Fencing C 01	1	9 Gauge	C	2009	2009	15	A	\$15.94	\$20.07	288' x 6'	80%	\$1,160	0%	100%	1,000	0.00	0.00	100.00	\$1,200
4: Paving C 01	1	Concrete	C	2010	2010	14	A	\$2.02	\$1.86	9,024 sqft	80%	\$3,350	0%	100%	1,000	0.00	0.00	100.00	\$3,400

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

Wall Type	SB	B	1	U
Heating	1: 1(40')			
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	
Built Up	<input type="checkbox"/> Tile <input type="checkbox"/> Metal
Wood	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Other	<input type="checkbox"/>
GCK Adjustments	
Low Prof	<input type="checkbox"/> Ext Sheet <input type="checkbox"/> Insulatio
SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
HCSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features		Area	Value
Description			

Special Features		Value	Description	Value
Other Plumbing				

Building Computations		Sub-Total (all floors)	\$22,917	Garages	\$0
		Racquetball/Squash	\$0	Fireplaces	\$0
		Theater Balcony	\$0	Sub-Total (building)	\$22,917
		Plumbing	\$0	Quality (Grade)	\$1
		Other Plumbing	\$0	Location Multiplier	0.92
		Special Features	\$0	Repl. Cost New	\$21,084
		Exterior Features	\$0		

Summary of Improvements		Remain. Value	Abn Obs	Norm Dep	RCN	Size	LCM	Adj Rate	Base Rate	Eff Co	Eff Age	nd
		\$10,960	0%	48%	\$21,084	192 sqft	0.92			14 A	2010	14 A

Summary of Improvements		Cap 1	Cap 2	Cap 3	Improv Value
		0.00	0.00	100.00	\$11,000

Floor/Use Computations		Pricing Key	GCM
		Use	UTLSTOR
		Use Area	192 sqft
		Area Not in Use	0 sqft
		Use %	100.0%
		Eff Perimeter	64'
		PAR	33
		# of Units / AC	0
		Avg Unit sz/dpth	-1
		Floor	1
		Wall Height	8'
		Base Rate	\$152.17
		Frame Adj	(\$14.26)
		Wall Height Adj	(\$17.22)
		Dock Floor	\$0.00
		Roof Deck	\$0.00
		Adj Base Rate	\$120.69
		BPA Factor	1.00
		Sub Total (rate)	\$120.69
		Interior Finish	\$0.00
		Partitions	\$0.00
		Heating	(\$1.33)
		A/C	\$0.00
		Sprinkler	\$0.00
		Lighting	\$0.00
		Unit Finish/SR	\$0.00
		GCK Adj.	\$0.00
		S.F. Price	\$119.36
		Sub-Total	
		Unit Cost	\$0.00
		Elevated Floor	\$0.00
		Total (Use)	\$22,917

