

General Information	
Parcel Number	45-08-33-279-013.000-004
8858 Doubletree Dr North	
Crown Point, IN 46307	
Local Parcel Number	001-25-45-0180-0037
Tax ID:	
JUNEDALE SUB LOTS 34 TO 38 BL 16	
Routing Number	
J45-180 26	
Property Class 450	Convenience Market With Gasoline

Year: 2024

Location Information	
County	Lake
Township	CALUMET TOWNSHIP
District 004 (Local 004)	
Gary Corp - Calumet Twp - Gary Sc	
School Corp 4690	GARY COMMUNITY
Neighborhood 25989-004	Gary Service Station Average
Section/Plat	

Location Address (1)
4700-18 BROADWAY
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics	
Topography	Flood Hazard
Level	☐ ERA
Public Utilities	All ☐
Streets or Roads	Paved ☐ TIF
Neighborhood Life Cycle Stage	
Static	

Ownership	
Meet, Inc.	
8858 Doubletree Dr North	
Crown Point, IN 46307	
Legal	
JUNEDALE SUB LOTS 34 TO 38 BL 16	



Transfer of Ownership	
Date	Owner
08/15/2012	Meet, Inc.
03/12/2009	AMT INC.
09/20/2004	IDA M. SMITH TRUST
08/11/2004	SMITH, IDA
10/31/2000	LAKE COUNTY BOAR
06/30/1975	SMITH, IDA ET AL

Commercial

Valuation Records									
Assessment Year	2024	2023	2022	2021	2020				
Reason For Change	AA	AA	AA	AA	AA				
As Of Date	06/06/2024	07/08/2023	05/27/2022	05/15/2021	05/23/2020				
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod				
Equalization Factor	1,000	1,000	1,000	1,000	1,000				
Notice Required	☒	☒	☒	☒	☒				
Land	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500				
Land Res (1)	\$0	\$0	\$0	\$0	\$0				
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
Land Non Res (3)	\$68,500	\$68,500	\$68,500	\$68,500	\$68,500				
Improvement	\$64,700	\$66,000	\$68,700	\$66,900	\$66,900				
Imp Res (1)	\$0	\$0	\$0	\$0	\$0				
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0				
Imp Non Res (3)	\$64,700	\$66,000	\$68,700	\$66,900	\$66,900				
Total	\$133,200	\$134,500	\$137,200	\$135,400	\$135,400				
Total Res (1)	\$0	\$0	\$0	\$0	\$0				
Total Non Res (2)	\$133,200	\$134,500	\$137,200	\$135,400	\$135,400				
Total Non Res (3)	\$133,200	\$134,500	\$137,200	\$135,400	\$135,400				

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing	Soil	Act	Size	Factor	Rate	Adj.	Inf.	Market	Cap 1	Cap 2	Cap 3	Value
Type	Idemo	Front.				Rate	%	Factor				
11	S	0	13242	1.00	\$5.17	\$5.17	\$68,461	0%	1,000	0.00	100.00	\$68,460

Land Computations	
Calculated Acreage	0.30
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.30
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	0.30
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	\$68,500
Total Value	\$68,500

Data Source N/A

Collector

Appraiser

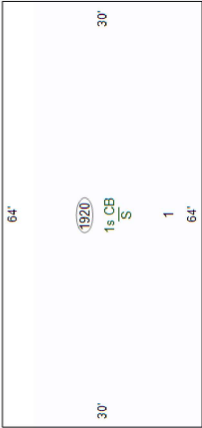
Notes

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	1-1(188')									
Heating	1920 sqft									
A/C	1920 sqft									
Sprinkler										
Plumbing RES/CI										
#	TF	#	TF	Roofing						
				Built Up	Tile					
Full Bath	0	0	0	Wood	Asphalt					
Half Bath	0	0	0	Other	Slate					
Kitchen Sinks	0	0	0	GCK Adjustments						
Water Heaters	0	0	0	Low Prof	Ext Sheat					
Add Fixtures	0	0	5	5	Insulatio					
Total	0	0	5	5	ALUSR					
	0	0	5	5	Int Liner					
	0	0	5	5	HGSR					
	0	0	5	5	PPS					
	0	0	5	5	Sand Pnl					
Exterior Features				Area	Value					

Description	Special Features		Value		Other Plumbing		Value	
	Value	Description	Value					
1: Ctl Building C 01								
2: Cold Storage Facility - Do								
3: Paving C 01								
4: Paving C 01								
5: Service Station, DetCPY								

Description	Story Height	Constr Type	Grade	Year Built	Year Eff	Eff Age	Eff Co
1: Ctl Building C 01	1	Concrete	C-1	1969	1980	44 A	0.98
2: Cold Storage Facility - Do	1	Asphalt	D	1969	1969	55 F	\$2.14
3: Paving C 01	1	Concrete	D	1969	1969	55 F	\$2.02
4: Paving C 01	1	Concrete	D	1969	1969	55 F	\$2.02
5: Service Station, DetCPY	1	Concrete	C	2009	2009	15 F	\$11.99

Pricing Key		GCM	
Use	CON/VRK	Use	CON/VRK
Use Area	1920 sqft	Use Area	1920 sqft
Area Not in Use	0 sqft	Area Not in Use	0 sqft
Use %	100.0%	Use %	100.0%
Eff Perimeter	188'	Eff Perimeter	188'
PAR	10	PAR	10
# of Units / AC	0	# of Units / AC	0
Avg Unit sz/dpth	-1	Avg Unit sz/dpth	-1
Floor	1	Floor	1
Wall Height	12'	Wall Height	12'
Base Rate	\$119.50	Base Rate	\$119.50
Frame Adj	(\$11.23)	Frame Adj	(\$11.23)
Wall Height Adj	\$0.00	Wall Height Adj	\$0.00
Dock Floor	\$0.00	Dock Floor	\$0.00
Roof Deck	\$0.00	Roof Deck	\$0.00
Adj Base Rate	\$108.27	Adj Base Rate	\$108.27
BPA Factor	1.00	BPA Factor	1.00
Sub Total (rate)	\$108.27	Sub Total (rate)	\$108.27
Interior Finish	\$0.00	Interior Finish	\$0.00
Partitions	\$0.00	Partitions	\$0.00
Heating	\$0.00	Heating	\$0.00
A/C	\$0.00	A/C	\$0.00
Sprinkler	\$0.00	Sprinkler	\$0.00
Lighting	\$0.00	Lighting	\$0.00
Unit Finish/SR	\$0.00	Unit Finish/SR	\$0.00
GCK Adj.	\$0.00	GCK Adj.	\$0.00
S.F. Price	\$215.878	S.F. Price	\$215.878
Sub-Total	\$1	Sub-Total	\$1
Unit Cost	0.98	Unit Cost	0.98
Elevated Floor	\$0.00	Elevated Floor	\$0.00
Total (Use)	\$222,139	Total (Use)	\$222,139



Building Computations	
Sub-Total (all floors)	\$207,878
Garages	\$0
Racquetball/Squash	\$0
Fireplaces	\$0
Theater Balcony	\$0
Sub-Total (building)	\$215,878
Plumbing	\$8,000
Quality (Grade)	\$1
Other Plumbing	\$0
Location Multiplier	0.98
Special Features	\$0
Repl. Cost New	\$222,139
Exterior Features	\$0

Summary of Improvements														
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Norm Dep	Abn Obs	Remain. Value	Cap 1
1: Ctl Building C 01	1	Concrete	C-1	1969	1980	44 A	0.98		0.98		1920 sqft	\$222,139	\$222,139	80%
2: Cold Storage Facility - Do	1	Asphalt	D	1969	1969	55 F	\$2.14		0.98		168sqft	\$18,542	\$18,542	80%
3: Paving C 01	1	Concrete	D	1969	1969	55 F	\$2.02		0.98		2,282 sqft	\$3,835	\$3,835	80%
4: Paving C 01	1	Concrete	D	1969	1969	55 F	\$2.02		0.98		9,696 sqft	\$15,355	\$15,355	80%
5: Service Station, DetCPY	1	Concrete	C	2009	2009	15 F	\$11.99		0.98		2,401 sqft	\$28,212	\$28,212	55%