

71-07-11-251-005.000-029

General Information

Parcel Number
71-07-11-251-005.000-029

Local Parcel Number
021-1008-0153

Tax ID:

Routing Number
7-11C

Property Class 450
Convenience Market With Gasoline

Year: 2025

Location Information

County
St. Joseph

Township
WARREN TOWNSHIP

District 029 (Local 021)
WARREN TOWNSHIP

School Corp 7205
SOUTH BEND COMMUNITY

Neighborhood 7129009-029
21494

R & R Property LLC

Ownership

R & R Property LLC
26395 State Road 2
South Bend, IN 46619-4720

26395 ST RD 2

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/05/2007	R & R Property LLC	2802	WD	1/1	\$1,300,000	I
08/14/1990	J R LISTON INC	0	WD	0/0		I

450, Convenience Market With Gasoline

21494

Notes

Legal

Lot 1 & Lot 2 Liston Inc Ring Minor Sub & 97.9' E
Side Quince Rd X 209' Beg
261.1' N Sw Cor Ne 01-02 Set Up New Replat Per
Trans 10391 1-5-2001 22/23



Commercial

Valuation Records									
Assessment Year	2025	2024	2023	2022	2021				
Reason For Change	AA	AA	GenReval	GenReval	GenReval				
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021				
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	\$144,100	\$144,100	\$113,500	\$113,500	\$52,500				
Land Res (1)	\$31,000	\$31,000	\$31,000	\$31,000	\$0				
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
Land Non Res (3)	\$113,100	\$113,100	\$82,500	\$82,500	\$52,500				
Improvement	\$425,100	\$335,600	\$256,200	\$254,800	\$125,300				
Imp Res (1)	\$109,900	\$91,000	\$106,700	\$106,700	\$0				
Imp Non Res (2)	\$138,400	\$106,500	\$0	\$0	\$0				
Imp Non Res (3)	\$176,800	\$138,100	\$149,500	\$148,100	\$125,300				
Total	\$569,200	\$479,700	\$369,700	\$368,300	\$177,800				
Total Res (1)	\$140,900	\$122,000	\$137,700	\$137,700	\$0				
Total Non Res (2)	\$138,400	\$106,500	\$0	\$0	\$0				
Total Non Res (3)	\$289,900	\$251,200	\$232,000	\$230,600	\$177,800				

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 66' X 165', CI 66' X 165')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		169	169x162.3	0.98	\$313.19	\$307	\$51,883	0%	1.0000	0.00	0.00	100.00	\$51,880
			1											
Fci	F		174	174x497.8	1.13	\$313.19	\$354	\$61,596	0%	1.0000	50.29	0.00	49.71	\$61,600
			5											
Fci	F		98	97.90x179	1.00	\$313.19	\$313	\$30,643	0%	1.0000	0.00	0.00	100.00	\$30,640
82	A	AD	0	0.0674	0.85	\$2,390	\$2,032	\$137	-100%	1.0000	0.00	100.00	0.00	\$00

Market Model

7129009-029 - Commercial

Characteristics	
Topography Level	Flood Hazard ☐
Public Utilities All	ERA ☐
Streets or Roads Paved	TIF ☐
Neighborhood Life Cycle Stage Static Printed	Neighborhood Life Cycle Stage
Review Group	Sunday, April 13, 2025
2023	

Land Computations	
Calculated Acreage	3.09
Actual Frontage	441
Developer Discount	☐
Parcel Acreage	3.09
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.02
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	\$31,000
CAP 2 Value	\$0
CAP 3 Value	\$113,100
Total Value	\$144,100

Appraiser

Collector

Data Source N/A

General Information										Floor/Use Computations																	
Occupancy	C/I Building	Pre. Use		Small Shop						Pricing Key	GCI																
Description	C/I Building C 02	Pre. Framing		Wood Joist						Use	SMSHOP																
Story Height	1	Pre. Finish		Unfinished						Use Area	1600 sqft																
Type	N/A	# of Units		0						Area Not in Use	0 sqft																
		SB	B	1	U						Use %	100.0%															
Wall Type					1: 1(160')						Eff Perimeter	160'															
Heating					1600 sqft						PAR	10															
A/C											# of Units / AC	0 / N															
Sprinkler											Avg Unit sz dpth	1															
Plumbing RES/CI										Roofing																	
	#	TF	#	TF						Built Up	☐	Tile	☐	Metal	Wall Height	12'											
Full Bath	0	0	0	0						Wood	☐	Asphalt	☐	Slate	Base Rate	\$118.20											
Half Bath	0	0	0	0						Other					Frame Adj	(\$15.53)											
Kitchen Sinks	0	0	0	0						GCK Adjustments					Wall Height Adj	(\$2.98)											
Water Heaters	0	0	0	0						Low Prof	☐	Ext Sheat	☐	Insulatio	Dock Floor	\$0.00											
Add Fixtures	0	0	0	0						SteelGP	☐	AluSR	☐	Int Liner	Roof Deck	\$0.00											
Total	0	0	0	0						HGSR	☐	PPS	☐	Sand Pnl	Adj Base Rate	\$99.69											
Exterior Features										BPA Factor										1.00							
Description										Area										Sub Total (rate)				\$99.69			
																				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			
																				Sub-Total (building)				\$159,504			
																				Quality (Grade)				\$1			
																				Location Multiplier				0.90			
																				Repl. Cost New				\$143,554			
																				Total (Use)				\$159,504			

40'

40'

1s Pole S

1

40'

Building Computations			
Sub-Total (all floors)	\$159,504	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$159,504
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$143,554
Exterior Features	\$0		

Special Features			Other Plumbing		
Description	Value	Description	Value	Description	Value
	</				

General Information

Plumbing

Occupancy

Single-Family

#

TF

Description

Single-Family R 02

2

6

Story Height

1

Half Bath

1

2

Style

N/A

Kitchen Sinks

1

1

Finished Area

1612 sqft

Water Heaters

1

1

Make

Add Fixtures

0

0

Total

5

10

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☐ Carpet

☒ Sub & Joist

☒ Unfinished

☒ Wood

☐ Other

☐ Parquet

Accommodations

3

Bedrooms

0

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

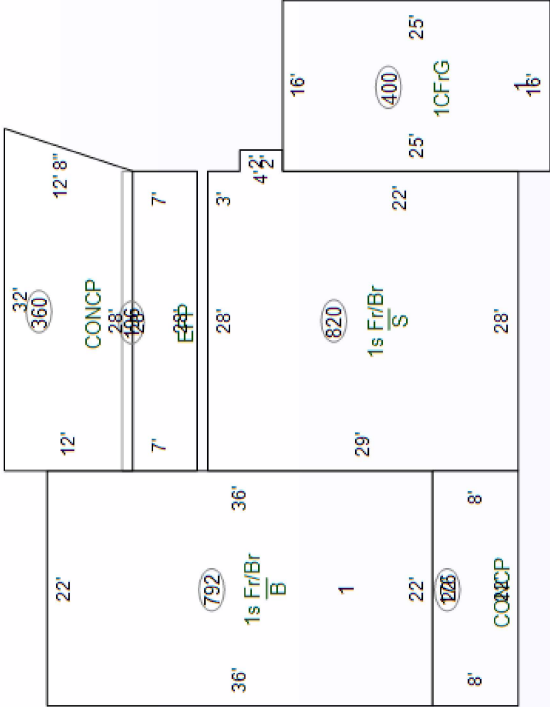
☐ Tile

☐ Wood Shingle

☐ Other

Description	Area	Value
Patio, Concrete	176	\$0
Porch, Enclosed Frame	196	\$0
Patio, Concrete	360	\$0

Cost Ladder			
Floor	Constr	Base	Finish
1	91A	1612	1612
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt		792	0
Crawl			
Slab		820	0
Adjustments		1 Row Type Adj. x 1.00	Total Base
Unfin Int (-)			\$173,400
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)		MS:1 MO:1	\$4,500
No Heating (-)			\$0
A/C (+)		1:1612	\$5,000
No Elec (-)			\$0
Plumbing (+ / -)		10 – 5 = 5 x \$800	\$4,000
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$186,900
Sub-Total, 1 Units			
Exterior Features (+)			\$17,600
Garages (+) 400 sqft			\$204,500
Quality and Design Factor (Grade)			\$222,100
Location Multiplier			1.00
Replacement Cost			0.90
			\$199,890



Description	Count	Value
Specialty Plumbing		

Summary of Improvements									
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	Adj Rate
1: Single-Family R 02	1	1/6 Maso	C	1954	1954	71	A	0.90	

Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
\$109,940	0%	100%	1,000	1,000	100.00	0.00	0.00	\$109,900

