Business Name: EASTTOWN DRIVE THRU INC.- SHELL GAS STATION
Property Address: 900 W MAIN ST, DTE Code: 420

05-017750.0100

BUTLER TWP-COLDWATER CORP
COLDWATER SD
08-33-126-024

LEGAL INFORMATION

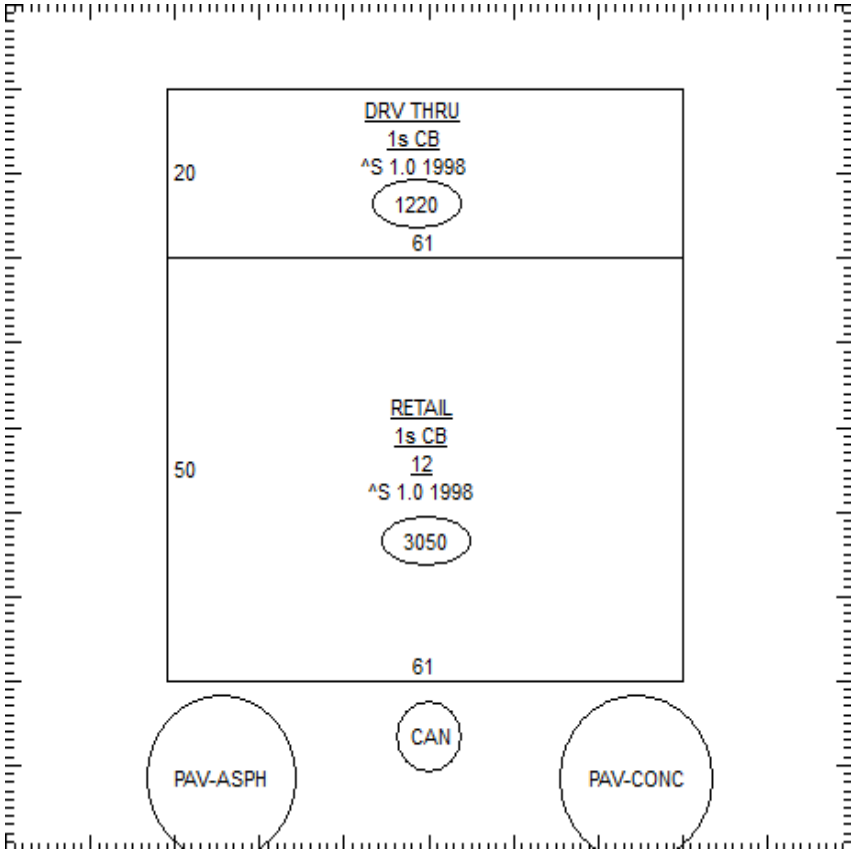
E PT PT NE NW Acres:2.3760

RTS: 002-06-33

JAY PETROLEUM, INC
JAY PETROLEUM, INC
533 SOUTH 200 WEST PO BOX 1285
PORTLAND, IN 47371

Neighborhood CVIL70-70	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT
DE17 DESKTOP RVW CHGS:CNPY ARE PP, COR PRICING, COND & GRADE



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DL	04/07/17
12/07/2020	1,317,124	WDC : 917	420	■	Pricer:	
01/17/2003	400,000	: A : 0	420	■	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ STANDARD		

VALUATION SUMMARY					
VALUE YEAR		2020	2017	2017	2014
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP
ESTIMATED MARKET VALUE	LAND	36,450	36,450	34,590	34,590
	IMPR	401,330	189,550	176,590	241,750
	TOTAL	437,780	226,000	211,180	276,340
ASSESSED VALUE	LAND	12,760	12,760	12,110	12,110
	IMPR	140,470	66,340	61,810	84,610
	TOTAL	153,230	79,100	73,920	96,720

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
IL:ICE Land	A:2.376		26,000				36,450	0	
Totals:	Total Acres 2.3760						36,450	0	36,450

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL

TOTAL AREA		PERIMETER	0
# STORIES	1	STORY HT	12
AGE		SPRINKLER	

EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
STONE	☐	GABLE/HIP	☐	STORE FRT	☐	OVERHEAD		SLAB	■	PRE ENG	☐
BRICK	☐	SHED/FLAT	■	CASEMENT	☐	10X10	2	CRAWL	☐	STEEL	☐
CON BLK	■	CON DECK	☐	DBLH	☐			PILE/COL	☐	REINF CONC	☐
WD/MTL	☐	MTL DECK	☐	SLIDE BY	☐			REINFOR	■	CB/MASON	■
ENAM STL	☐	WD DECK	☐	CANOPY	A			STEEL	☐	FRAME	☐
ALUM/VYL	☐	METAL	☐	LIGHTED	☐	STEEL INS	■	BRICK	☐	POLE	☐
CON PANEL	☐	ASPH	☐	SOFFITS	☐	WOOD	☐	STONE	☐	TILT UP	☐
PLATE GLS	☐	RUBBER	☐	C S W	☐	MTL	☐	CON BLK	■	SANDWICH	☐
STUCCO	☐	BUILT UP	■	FACADE	A	GLASS	■	FRAME	☐	STANDARD	☐
INSULATED	☐	INSULATED	☐			STANDARD	☐	STANDARD	☐		

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	■
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE A Q V T	☐	■	☐	☐	☐
CARPET	☐	☐	☐	☐	☐
ASPHALT	☐	☐	☐	☐	☐
GRAVEL	☐	☐	☐	☐	☐
DIRT	☐	☐	☐	☐	☐
STANDARD	☐				

PARTITIONS	B	1	2	3	U
MASONRY	☐	■	☐	☐	☐
WD STUD	☐	☐	☐	☐	☐
MTL STUD	☐	☐	☐	☐	☐
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL	☐	☐	☐	☐	☐
PLASTER/DW	☐	☐	☐	☐	☐
SUSP/OPEN	☐	■	☐	☐	☐
STANDARD	☐				

INTERIOR FINISH	B	1	2	3	U
UNFINISHED	☐	☐	☐	☐	☐
FINISH OPEN	☐	■	☐	☐	☐
FINISH DIV	☐	☐	☐	☐	☐
PANEL	☐	☐	☐	☐	☐
PLASTER / DW	☐	■	☐	☐	☐
BLOCK	☐	☐	☐	☐	☐
GLAZED TILE	☐	☐	☐	☐	☐
STANDARD	☐				

PLUMBING	A		A
NO PLUMBING	☐	EXTRA FIXTURES	
2 FIXTURE BATH	2	STANDARD	☐
3 FIXTURE BATH			

LIGHTING	A		A
FLUORESCENT	■	METAL HALIDE	☐
SODIUM VAP	☐	STANDARD	☐
MERCURY VAP	☐		

YARD ITEMS

	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	901.002:Paving: Concrete		71	40	1	6,692		1998		A	A	3.00	20,080	50	0	0	10,040
B	901.001:Paving: Asphalt		71	40	1	9,086		1998		A	A	2.00	18,170	50	0	0	9,090
C	901.015:Canopy			60 X 60	1	3,600		1998		A	N	.00	0	0	0	0	0

	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	452.002:Auto Service Station: Mini Mar		12	50 X 61	1	3,050		1998		A	G	130.00	396,500	12	0	0	348,920
1	420.999:DRV THRU		12	20 X 61	1	1,220		1998		A	G	31.00	37,820	12	0	0	33,280

AMENITY TOTAL	0
TOTAL IMPR	401,330

COMMENTS

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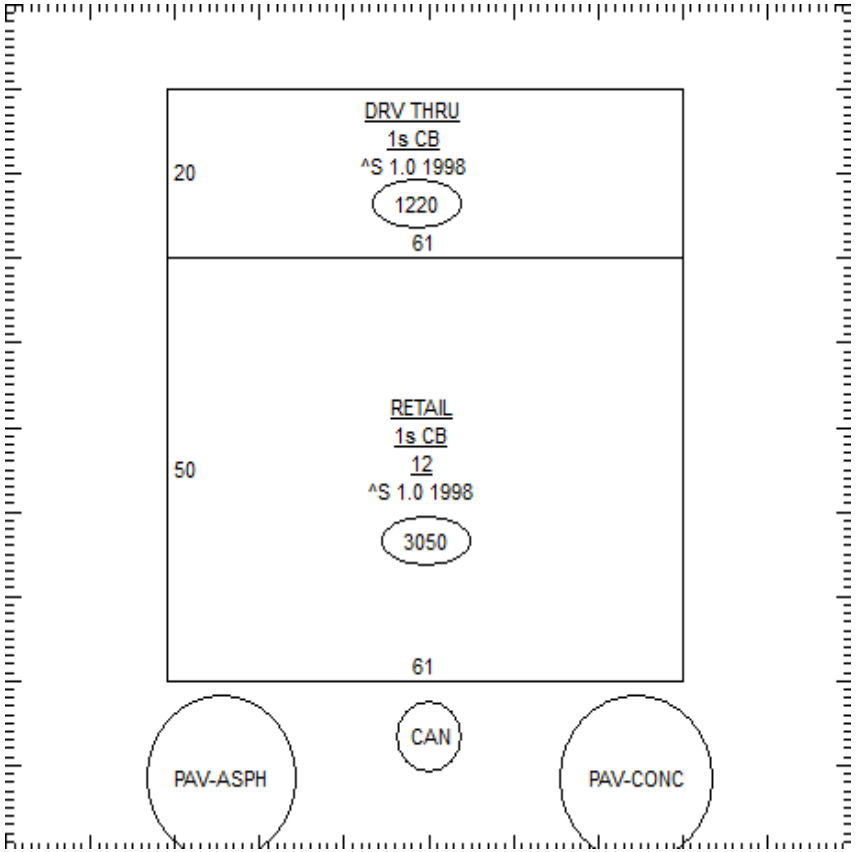
COMMENT



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01/17/2003	400,000	: A : 0	420	■	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

VALUATION SUMMARY					
VALUE YEAR		2013	2011		
REASON FOR CHANGE		MISC	RAPP		
ESTIMATED MARKET VALUE	LAND	34,590	34,650		
	IMPR	241,750	241,750		
	TOTAL	276,340	276,400		
ASSESSED VALUE	LAND	12,110	12,130		
	IMPR	84,610	84,610		
	TOTAL	96,720	96,740		

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ STANDARD		

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AGE	**SPRINKLER**

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ENAM STL		WD DECK		**CANOPY**				STEEL		FRAME	
ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.			
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Complete HVAC	☐	No Heat	☐
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WOOD					
TILE A Q V T					
CARPET					
ASPHALT					
GRAVEL					
DIRT					
STANDARD					

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PLASTER/DW					
SUSP/OPEN					
STANDARD					

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FINISH OPEN					
FINISH DIV					
PANEL					
PLASTER / DW					
BLOCK					
GLAZED TILE					
STANDARD					

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NO PLUMBING		EXTRA FIXTURES	
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3 FIXTURE BATH			

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FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
MERCURY VAP			

YARD ITEMS

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TOTAL IMPR	401,330

COMMENTS