Parcel Number	
6001704	
County	Marion, IN
Township	PIKE
Corporation	
District	
Plat	
Map	09331-00-003-0
Alt Parcel	49-04-21-101-019.000-600
Property Class	450
Tax District	600
Neighborhood	6450307-6-450-c07

Property Address

8562 LAFAYETTE RD
INDIANAPOLIS, IN 46278

Ownership

Name

STAR VENTURE RE II INC

Address

8562 LAFAYETTE RD
INDIANAPOLIS, IN 46278--103

Account	2985523		
Book		Page	

Legal

MINNEHAHA ADD L3

Topography	Pub. Utilities	Street or Rd.	Neighborhood
☑ Level	☑ Water	☑ Paved	☐ Improving
☐ High	☑ Sewer	☐ Unpaved	☐ Static
☐ Low	☑ Gas	☐ Proposed	☐ Declining
☐ Rolling	☑ Electricity	☐ Sidewalk	☑ Other
☐ Swampy	☐	☐ Alley	☐ Blighted

Transfer of Ownership **Year** 2026 Card 1

Date	Grantor	Valid	Amount	Type
Jan 22, 2021	Star Ventures Real Estate, Inc., an - Jan 08, 2021	N	300000.00	Sale
Jan 22, 2021	STAR VENTURES REAL ESTATE INC - Jan 01, 1900	Y	300000.00	Straight
May 15, 2018	THREE MILE PROPERTIES INC - Jan 01, 1900	Y	0.00	Straight
Sep 21, 2016	Bzezinkski, Personal Rep Holly - Sep 14, 2016	N	350000.00	Sale
Sep 21, 2016	RYAN, LINDA D - Jan 01, 1900	Y	350000.00	Straight
Nov 26, 2014	Ryan Linda D - Nov 19, 2014	N	45000.00	Sale
Aug 14, 2013	RYAN, ROBERT C & LINDA D - Jan 01, 1900	Y	0.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	208,100	208,100	208,100
	Total Land	208,100	208,100	208,100
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	771,500	712,400	581,800
	Total Imp	771,500	712,400	581,800
Total Assessed Value:		979,600	920,500	789,900

Property Sub Class: COM CONVENIENCE MARKET/GAS-450

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

CHANGED GRADE TO D PER 18/19 CYCLICAL REASSESSMENT.

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
		Acreage / Sq. Ft.							
11		87120			4.40	4.40	348480	0 : 50	191660
14		165528			0.10	0.10	0		16390
Total Acreage		5.80					**Total Land Value**		208100

Land Type

F Front Lot
R Rear Lot
1 Comm. Ind. Land
11 Primary
12 Secondary
13 Undeveloped usable
14 Undeveloped Unusable
2 Classified Land
3 Undeveloped Land
4 Tillable Land
5 Non-tillable Land
6 Woodland
7 Other Farmland
8 Ag Support Land
81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres

Influence Factors

0	Other	5	Misimprovement
1	Topography	6	Restrictions
2	Under Improved	7	Traffic Flow
3	Excess Frontage	8	View
4	Shape or Size	9	Corner Infl.

Roof Type
BUILT-UP

Walls				
Frame or equal				
Brick or equal	✓			
Metal or equal				
Open				

Framing				
Wood Joist				
Fire Resistant				
Fireproof Steel				
Reinf. Concrete	✓			

Flooring				
Softwood				
Hardwood				
Parquet				
Carpet				
Unfinished				
Other				

Finish Type				
Unfinished				
Semifinished				
Finished Open				
Finished Divided	✓			

Heating & Air Conditioning				
No Heating				
Central Warm Air				
Hot Water or Steam				
Unit Heating				
Central Air	✓			
Package or Unit Air				
Sprinkler	✓			

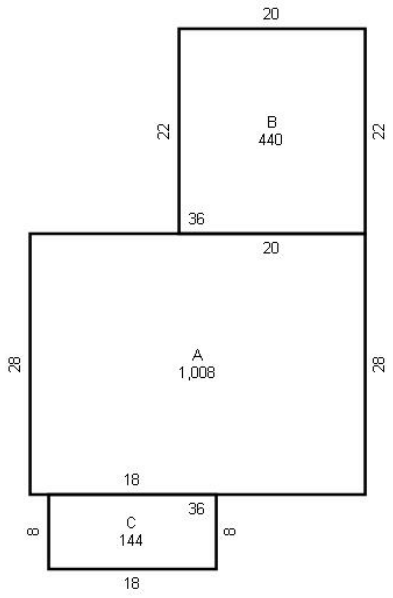
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		
Total		0

Other Fixtures			
Wash Fountains	**G/F**	**ES**	**SS**
Cicular 36"			
Circular 54"			
Semi-circular 36"			
Semi-circular 54"			
Industrial Gang Sinks			
4' long, 4 man			
8' long 8 man			
Shower-Column			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			
Shower Multi-Stall			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			

	#Fixtures
Gang Shower Heads	
Drinking Fountains	
Refrigerated Water Coolers	
.....with Hot & Cold Water	
Emergency Shower	
Eye Wash	

Sketch

Parcel Number	6001704	Commercial	Card 1



Use	Conve Market							
Pricing Key	GCM							
S.F. Area	3300							
Effective Perimeter L/F	234							
P.A.R	7							
Average Size / Units	3300 / 1		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	12	144.84						
Frame / PE Adj. [+ -]	**31.20**							
Wall Ht. Adj. [+ -]	0.00							
BASE PRICE	176.04							
B.P.A. %	1.00							
Sub-total	176.04							
Ceiling	0.00							
Interior Finish	0.00							
Division Walls	0.00							
Lighting	0.00							
Heating/Air Cond.	0.00/0.00		/		/		/	
Sprinkler	4.97							
S.F. Price	181.01							
Area	3300							
Sub-total	597330							
Plumbing								
Unit Finish								
Special Features								
Exterior Features								
TOTAL BASE	597330							
Grade Factor	1.00							
Location Multiplier	1.00							
Reproduction Cost	597330							
Phys Dep/ Yr Blt /Cond	10 / 2019 / A		/ /		/ /		/ /	
Obsolescence	0							
Remainder Value	537600							

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											3300	1.00			537600	100	108	580600	
Paving -Conc	6	Hvy	C	2019	2019	A	5.68	1	5.98	1	32533	1.00	194550	42/	112840	100	108	121900	
Canopy	0	Average	C	2019	2019	A	45.33	0	45.33	1	25x125	1.00	96330	35/	62610	100	108	67600	
Masonry Wall	0	8-in	C	OLD	OLD	A	174.18	0		1	0x36	1.00	6270	80/	1250		108	1400	

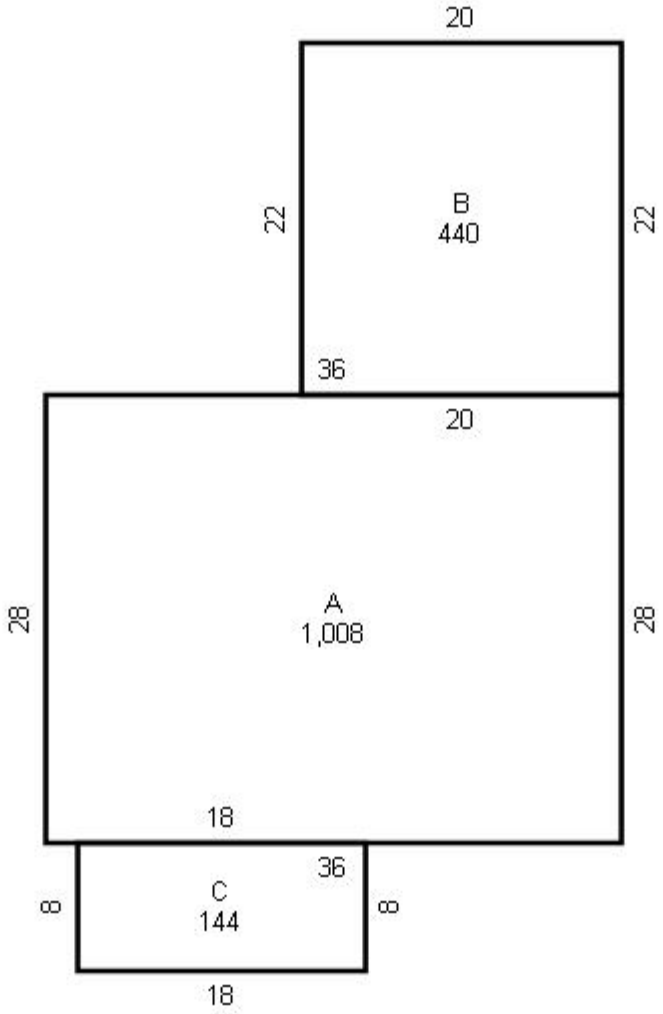
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	771500
Total Improvement Value	771500

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
6001704		
Year	2026	Card 1
Property Address		
8562 LAFAYETTE RD		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	