

45-07-17-131-037.000-023

Ottenheimer, Frances Tr (1/2 int)

7452 INDIANAPOLIS BLVD

450, Convenience Market With Gasoline

Neighborhood- 26990

9152 1/2

General Information

Parcel Number 45-07-17-131-037.000-023
Local Parcel Number 007-26-36-0405-0035

Tax ID:

Routing Number I36-405 15

Property Class 450 Convenience Market With Gasoline

Year: 2023

Location Information

County Lake

Township NORTH TOWNSHIP

District 023 (Local 023 ) Hammond Corp (North)

School Corp 4710 HAMMOND CITY

Neighborhood 26990-023 Neighborhood- 26990

Section/Plat

Location Address (1) 7452 INDIANAPOLIS BLVD HAMMOND, IN 46324

Zoning

Subdivision

Lot

Market Model 13-13

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, February 9, 2024

Review Group

Ownership

Ottenheimer, Frances Tr (1/2 int) and S 943 Troon CT Schererville, IN 46375

Legal

WOODMAR UNIT 7 EX. E, 33 FT. LOTS 35,36,37 BL.25 & W.77FT. OF L.38 BL.25



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 09/29/1999 and 01/01/1900.

Notes

3/6/2018 F113: Adjusted grade and depr of building due to 2016 appeal, adjusted value to \$370,000.
3/6/2018 16ap: Nexus/Tax Rep agreement in a value of \$370,000 based on comparable sales and adjusted the grade and eff age of the subject property.
2/28/2013 DBAS: DBA WITHAMS SAVE A STOR
2/28/2013 TWIF: PETITION WITHDRAWN PER REX HUME WR 2/1/06

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2023, 2022, 2021, 2020, 2019.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Convenience Market
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(53'),2(107')
<b>Heating</b>	894 sqft
<b>A/C</b>	1335 sqft

**Sprinkler**

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
Full Bath	0 0	0 0	
Half Bath	0 0	1 2	
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0 0 0 0		
<b>Total</b>	<b>0 0 1 2</b>		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

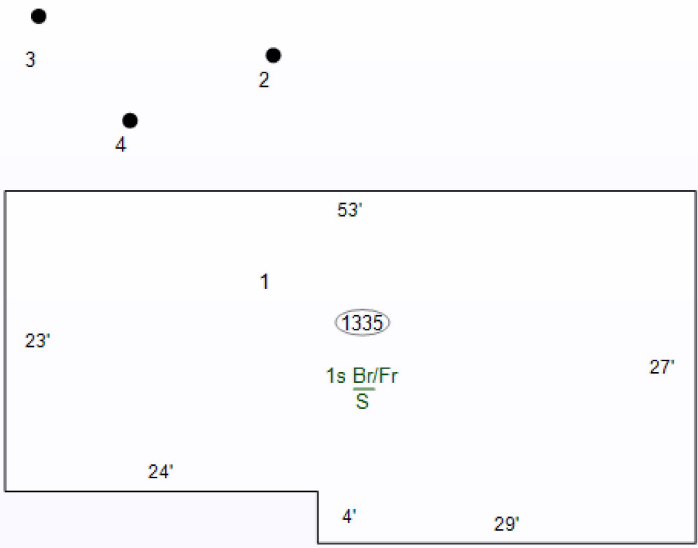
<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

<b>Description</b>	<b>Value</b>
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**Other Plumbing**

<b>Description</b>	<b>Value</b>
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**Floor/Use Computations**

<b>Pricing Key</b>	GCM
<b>Use</b>	CONVMRK
<b>Use Area</b>	1335 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	160'
<b>PAR</b>	12
<b># of Units / AC</b>	0
<b>Avg Unit sz dpth</b>	-1
<b>Floor</b>	1
<b>Wall Height</b>	12'

<b>Base Rate</b>	<b>\$149.50</b>
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$149.50</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$149.50</b>

Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$2.50)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$196,234</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$199,434</b>
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$199,434</b>
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$146.99</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$196,234</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1	2/6 Masonry	C	1958	1995	28 A		1.00		1,335 sqft	\$199,434	59%	\$81,770	0%	100%	1.000	1.4000	\$114,500
2: Guardrail C 01	0%	1		C	1980	1980	43 F	\$23.76	1.00	\$23.76	20'	\$475	80%	\$100	0%	100%	1.000	1.0000	\$100
3: Paving C 01	0%	1	Concrete	C	1958	1958	65 F	\$4.22	1.00	\$4.22	7,100 sqft	\$29,962	80%	\$5,990	0%	100%	1.000	1.0000	\$6,000
4: Service Station, DetCP	0%	1		C	1991	1991	32 A	\$20.76	1.00	\$20.76	2,352 sqft	\$48,828	80%	\$9,770	0%	100%	1.000	1.4000	\$13,700

## AMENDMENT FOR SALE OF EQUIPMENT AND INVENTORY

The undersigned parties to the June 4, 2019, Agreement for Sale of Equipment and Inventory agree to amend that certain agreement as follows:

1. The parties agree to strike from the first sentence in paragraph 2.01 "for the Equipment" and replace it with "for the business."

Buyer agrees to pay Seller at the time of closing [REDACTED]  
Dollars ([REDACTED]).

2. The parties agree to strike paragraph 2.01(C) & (D).
3. The parties agree that upon St Marys Petroleum Inc., or its affiliate or assignee purchasing the property commonly known as 7452 Indianapolis Boulevard, Hammond, Indiana 46324 for an amount of [REDACTED] or less, that St Marys Petroleum shall pay to Witham Sales and Service, Inc., or its assignee the amount of [REDACTED]
4. The parties agree that upon St Marys Petroleum Inc., or its affiliate or assignee purchasing the property commonly known as 7452 Indianapolis Boulevard, Hammond, Indiana 46324 for an amount between [REDACTED] St Marys Petroleum shall pay to Witham Sales and Service, Inc., or its assignee the amount of [REDACTED]
5. The parties agree that upon St Marys Petroleum Inc., or its affiliate or assignee purchasing the property commonly known as 7452 Indianapolis Boulevard, Hammond, Indiana 46324 for an amount between [REDACTED] St Marys Petroleum shall pay to Witham Sales and Service, Inc., or its assignee the amount of [REDACTED]
6. In the event St Marys Petroleum Inc or its assignee or affiliated entity does not purchase 7452 Indianapolis Boulevard, Hammond, Indiana 46324, or 7452 Indianapolis Boulevard, Hammond, Indiana 46324 is sold or conveyed to an individual or entity unaffiliated with St Marys Petroleum Inc., then St Marys shall pay to Witham any premium above [REDACTED] plus investment, attained from sale of the 7452 Indianapolis Blvd. business, excluding inventory. In the event the property buyer is unwilling to purchase the assets then the parties agree to share the expense of demolition and removal of the existing assets.
7. The remaining provisions of the June 4, 2019, Agreement for Sale of Equipment and Inventory, shall remain in full force and effect.
8. The parties agree that this Agreement shall remain confidential among the parties, their accountants and counsel.

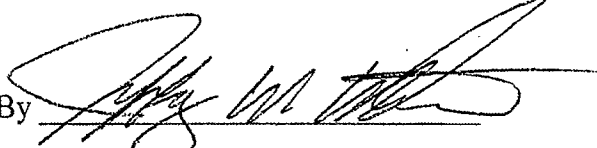
IN WITNESS WHEREOF, this Agreement has been signed by the parties on this 12<sup>th</sup> day of February, 2020.

SELLER:

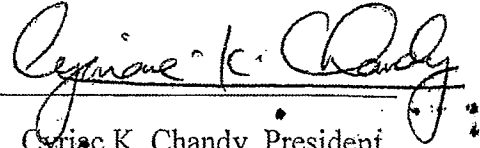
BUYER:

WITHAM SALES & SERVICE, INC.

ST MARY'S PETROLEUM INC.

By 

Jeffrey Witham, President

By 

Cyriac K. Chandy, President

## Tennis, Morgan L (IDEM)

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**From:** Jim <fillupat@withamsales.com>  
**Sent:** Tuesday, June 25, 2024 4:10 PM  
**To:** Browne, Rita  
**Subject:** Fwd: Attached Image Site 9152  
**Attachments:** 0024\_240625155553\_001.pdf

\*\*\*\* This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*\* \_\_\_\_\_

The sale of all of our sites was on 6/4/2019 was to

St Marys Petroleum Inc 960 Rand Rd Suite 208 Des Plaines IL 60016

There is an open invoice 000353993 the amount of 180.00 for site 9152 on 11/15/2023.

Thanks Jim Witham 219-808-1130