

67-12-36-403-004.000-003

General Information

Parcel Number
67-12-36-403-004.000-003

Local Parcel Number
022-505022-00

Tax ID:

Routing Number
036.230

Property Class 481
Commercial Mini-Warehouse

Year: 2024

Location Information

County
Putnam

Township
CLOVERDALE TOWNSHIP

District 003 (Local 022)
CLOVERDALE TOWN-CLOVERDA

School Corp 6750
CLOVERDALE COMMUNITY

Neighborhood 92122-022
CLOVERDALE COMMERCIAL AC

Section/Plat
0036

Location Address (1)
BURMA RD
CLOVERDALE, IN 46120

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
CLOVERDALE COMMERCIAL AC

Characteristics

Topography Flood Hazard

Public Utilities ERA
Water, Sewer, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Monday, July 15, 2024

Review Group 2022

Stardust Storage LLC

Ownership

Stardust Storage LLC
P O Box 406
Cloverdale, IN 46120

Legal

Pt Se S36 T13 R4 3.55a, .91a & .47a Combined
022-505017-01 & 022-505017-02 with this parcel
12/30/19



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
03/26/2024	As Of Date	04/15/2024	04/15/2023	04/04/2022	04/16/2021	03/27/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$196,300	Land	\$196,300	\$196,300	\$196,300	\$196,300	\$196,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$196,300	Land Non Res (3)	\$196,300	\$196,300	\$196,300	\$196,300	\$196,300
\$830,000	Improvement	\$830,000	\$824,900	\$824,900	\$775,600	\$266,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$830,000	Imp Non Res (3)	\$830,000	\$824,900	\$824,900	\$775,600	\$266,500
\$1,026,300	Total	\$1,026,300	\$1,021,200	\$1,021,200	\$971,900	\$462,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,026,300	Total Non Res (3)	\$1,026,300	\$1,021,200	\$1,021,200	\$971,900	\$462,800

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.60	1.00	\$95,500	\$95,500	\$57,300	0%	1.0000	0.00	0.00	100.00	\$57,300
12	A		0	1.10	1.00	\$66,850	\$66,850	\$73,535	0%	1.0000	0.00	0.00	100.00	\$73,540
13	A		0	2.17	1.00	\$28,650	\$28,650	\$62,171	0%	1.0000	0.00	0.00	100.00	\$62,170
14	A		0	1.06	1.00	\$3,100	\$3,100	\$3,286	0%	1.0000	0.00	0.00	100.00	\$3,290

BURMA RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/18/2019	Stardust Storage LLC	2019006119	TD	/		I
01/01/1900	Gedert Donald A & Kat		CO	/		I

Commercial

481, Commercial Mini-Warehouse

CLOVERDALE COMMERCIAL 1/14

Notes

6/7/2021 REVAL 22: No Change. Added storage
bldgs for NC21

3/12/2021 NC 21: ADDED 5 STORAGE BLDGS

1/6/2020 PO: UPDATING PARCEL ACREAGE PER
PO

1/2/2020 COMB: Combined 022-505017-01 & 022-
505017-02 with this parcel 12/30/19 AND LAND ADJ
PER PLAT

5/29/2019 PO: LAND CHGS PER PO

1/5/2015 MISC: C/E: CORR SKETCH; MINI
WRHSE TO T3AW; DWELL TO SM SHOP; CORR
GRADE. 09/27/12 DCD
RSMT13: CORR TO REFLECT REPLACEMENT
COST, 05/08/13nd
REVAL15: NO CHNGS 1/5/15 KM

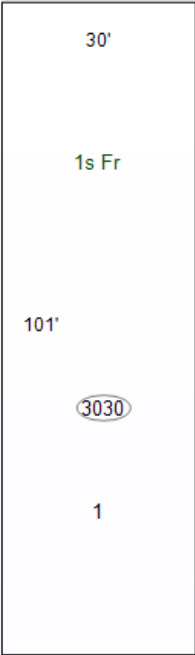
9/27/2012 MISC: NC06: ADD 3 STORAGE BLDGS,
ADD COMM LAND, 06-19-06ND
ADJ UNIT FIN CORR MH NO HEAT & PLG.
APPLIED TRENDING FACTOR TO YARD ITEMS.
02/02/10 DCD
NC12: NEW STORAGE BUILDING
RSMT12: CORR K-BLDS TO MINI WAREHSE. MH-
DWELL NO HEAT & PLUMBING; NADA ADJ.
09/23/11 DCD
UPDATE: ADD BLDG & PAVING GIVE 20% OBS 08-
07-12-MH

Land Computations

Calculated Acreage	4.93
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.93
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	4.93
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	\$196,300
Total Value	\$196,300

General Information				
Occupancy	C/I Building	Pre. Use	Mini Warehouse	
Description	C/I Building 03	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 1(262')	
Heating				
A/C				
Sprinkler				

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$131,593	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$131,593
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$78,956
Exterior Features	\$0		

Floor/Use Computations											
Pricing Key		GCI									
Use		MWRHSE									
Use Area		3030 sqft									
Area Not in Use		0 sqft									
Use %		100.0%									
Eff Perimeter		262'									
PAR		9									
# of Units / AC		0 / N									
Avg Unit sz dpth											
Floor		1									
Wall Height		8'									
Base Rate		\$59.91									
Frame Adj		(\$11.11)									
Wall Height Adj		(\$4.00)									
Dock Floor		\$0.00									
Roof Deck		\$0.00									
Adj Base Rate		\$44.80									
BPA Factor		1.00									
Sub Total (rate)		\$44.80									
Interior Finish		\$0.00									
Partitions		\$0.00									
Heating		\$0.00									
A/C		\$0.00									
Sprinkler		\$0.00									
Lighting		(\$1.37)									
Unit Finish/SR		\$0.00									
GCK Adj.		\$0.00									
S.F. Price		\$43.43									
Sub-Total											
Unit Cost		\$0.00									
Elevated Floor		\$0.00									
Total (Use)		\$131,593									

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 03	1	Wood Fr	E+2	1995	1994	30	A		1.00		3,030 sqft	\$78,956	78%	\$17,370	0%	100%	1.000	0.980	0.00	0.00	100.00	\$17,000
2: Fencing	1	7 Gauge	C	1999	1999	25	A	\$18.63	1.00	\$18.63	981' x 6'	\$18,276	80%	\$3,660	0%	100%	1.000	0.980	0.00	0.00	100.00	\$3,600
3: Paving	1	Asphalt	C	2008	2008	16	A	\$1.90	1.00	\$1.90	34,378 sqft	\$65,433	80%	\$13,090	0%	100%	1.000	0.980	0.00	0.00	100.00	\$12,800
4: Type 3 Barn	1	T3AW	C	2005	2005	19	A	\$18.39	1.00		30' x 48' x 14'	\$26,122	35%	\$16,980	0%	100%	1.000	0.980	0.00	0.00	100.00	\$16,600

General Information				
Occupancy	C/I Building	Pre. Use	Mini Warehouse	
Description	C/I Building 04	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(262')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile ☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	0	0	☐ Other	
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat ☐ Insulatio
Add Fixtures		0		0	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	0	0	☐ HGSR	☐ PPS ☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$131,593	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$131,593
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$105,274
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCI		
Use	MWRHSE		
Use Area	3030 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	262'		
PAR	9		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	8'		
Base Rate	\$59.91		
Frame Adj	(\$11.11)		
Wall Height Adj	(\$4.00)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$44.80		
BPA Factor	1.00		
Sub Total (rate)	\$44.80		
Interior Finish	\$0.00		
Partitions	\$0.00		
Heating	\$0.00		
A/C	\$0.00		
Sprinkler	\$0.00		
Lighting	(\$1.37)		
Unit Finish/SR	\$0.00		
GCK Adj.	\$0.00		
S.F. Price	\$43.43		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$131,593		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 04	1	Wood Fr	D	1995	1995	29	A		1.00		3,030 sqft	\$105,274	78%	\$23,160	0%	100%	1.000	0.980	0.00	0.00	100.00	\$22,700

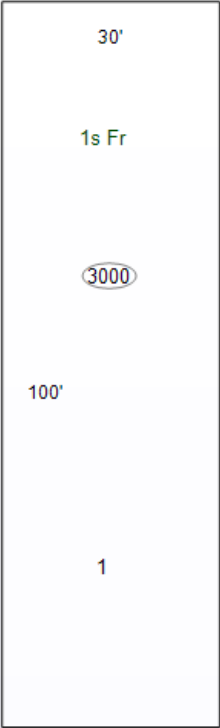
General Information				
Occupancy	C/I Building	Pre. Use	Mini Warehouse	
Description	C/I Building 05	Pre. Framing	Fire Resistant	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(260')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other	GCK Adjustments	
Kitchen Sinks	0	0	0	0	☐ Low Prof		
Water Heaters	0	0	0	0	☐ SteelGP	☐ AluSR	☐ Int Liner
Add Fixtures		0		0	☐ HGSR	☐ PPS	☐ Sand Pnl
Total	0	0	0	0			

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	3000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	260'
PAR	9
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$59.91
Frame Adj	\$0.00
Wall Height Adj	(\$5.12)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$54.79
BPA Factor	1.00
Sub Total (rate)	\$54.79
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$1.37)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$53.42
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$160,260

Building Computations			
Sub-Total (all floors)	\$160,260	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$160,260
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$96,156
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 05	1	Wood Fr	E+2	1997	1997	27	A		1.00		3,000 sqft	\$96,156	62%	\$36,540	0%	100%	1.000	0.980	0.00	0.00	100.00	\$35,800

General Information

Occupancy

C/I Building

Pre. Use

Mini Warehouse

Description

C/I Building 06

Pre. Framing

Wood Joist

Story Height

1

Pre. Finish

Unfinished

Type

N/A

of Units

0

SB

B

1

U

Wall Type

1: 1(240')

Heating

A/C

Sprinkler

Plumbing RES/CI

#

TF

#

TF

Full Bath

0

0

0

0

Half Bath

0

0

0

0

Kitchen Sinks

0

0

0

0

Water Heaters

0

0

0

0

Add Fixtures

0

0

Total

0

0

0

0

Roofing

☐ Built Up

☐ Tile

☐ Metal

☐ Wood

☐ Asphalt

☐ Slate

☐ Other

GCK Adjustments

☐ Low Prof

☐ Ext Sheat

☐ Insulatio

☐ SteelGP

☐ AluSR

☐ Int Liner

☐ HGSR

☐ PPS

☐ Sand Pnl

Exterior Features

Description

Area

Value

Special Features

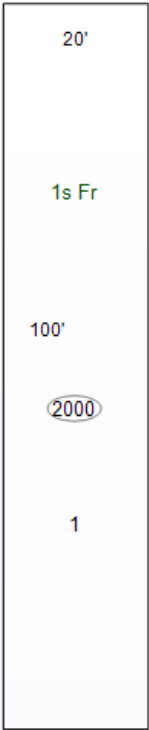
Description

Value

Other Plumbing

Description

Value



Floor/Use Computations

Pricing Key

GCI

Use

MWRHSE

Use Area

2000 sqft

Area Not in Use

0 sqft

Use %

100.0%

Eff Perimeter

240'

PAR

12

of Units / AC

0 / N

Avg Unit sz|dpth

Floor

1

Wall Height

8'

Base Rate

\$79.55

Frame Adj

(\$11.11)

Wall Height Adj

(\$5.84)

Dock Floor

\$0.00

Roof Deck

\$0.00

Adj Base Rate

\$62.60

BPA Factor

1.00

Sub Total (rate)

\$62.60

Interior Finish

\$0.00

Partitions

\$0.00

Heating

\$0.00

A/C

\$0.00

Sprinkler

\$0.00

Lighting

(\$1.37)

Unit Finish/SR

\$0.00

GCK Adj.

\$0.00

S.F. Price

\$61.23

Sub-Total

Unit Cost

\$0.00

Elevated Floor

\$0.00

Total (Use)

\$122,460

Building Computations			
Sub-Total (all floors)	\$122,460	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$122,460
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$97,968
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 06	1	Wood Fr	D	1997	1997	27	A		1.00		2,000 sqft	\$97,968	74%	\$25,470	0%	100%	1.000	0.980	0.00	0.00	100.00	\$25,000

67-12-36-403-004.000-003

Stardust Storage LLC

General Information

Occupancy

C/I Building

Pre. Use

Mini Warehouse

Description

C/I Building 07

Pre. Framing

Wood Joist

Story Height

1

Pre. Finish

Unfinished

Type

N/A

of Units

0

SB

B

1

U

Wall Type

1: 1(380')

Heating

A/C

Sprinkler

Plumbing RES/CI

#

TF

#

TF

Full Bath

0

0

0

0

Half Bath

0

0

0

0

Kitchen Sinks

0

0

0

0

Water Heaters

0

0

0

0

Add Fixtures

0

0

Total

0

0

0

0

Roofing

☐ Built Up

☐ Tile

☐ Metal

☐ Wood

☐ Asphalt

☐ Slate

☐ Other

GCK Adjustments

☐ Low Prof

☐ Ext Sheat

☐ Insulatio

☐ SteelGP

☐ AluSR

☐ Int Liner

☐ HGSR

☐ PPS

☐ Sand Pnl

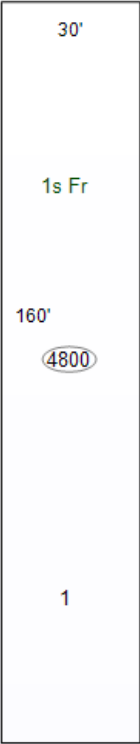
Exterior Features

Description

Area

Value

BURMA RD



481, Commercial Mini-Warehouse

CLOVERDALE COMMERCIAL

6/14

Floor/Use Computations

Pricing Key

GCI

Use

MWRHSE

Use Area

4800 sqft

Area Not in Use

0 sqft

Use %

100.0%

Eff Perimeter

380'

PAR

8

of Units / AC

0 / N

Avg Unit sz|dpth

Floor

1

Wall Height

8'

Base Rate

\$54.72

Frame Adj

(\$11.11)

Wall Height Adj

(\$3.44)

Dock Floor

\$0.00

Roof Deck

\$0.00

Adj Base Rate

\$40.17

BPA Factor

1.00

Sub Total (rate)

\$40.17

Interior Finish

\$0.00

Partitions

\$0.00

Heating

\$0.00

A/C

\$0.00

Sprinkler

\$0.00

Lighting

(\$1.37)

Unit Finish/SR

\$0.00

GCK Adj.

\$0.00

S.F. Price

\$38.80

Sub-Total

Unit Cost

\$0.00

Elevated Floor

\$0.00

Total (Use)

\$186,240

Building Computations

Sub-Total (all floors)

\$186,240

Racquetball/Squash

\$0

Theater Balcony

\$0

Plumbing

\$0

Other Plumbing

\$0

Special Features

\$0

Exterior Features

\$0

Garages

\$0

Fireplaces

\$0

Sub-Total (building)

\$186,240

Quality (Grade)

\$1

Location Multiplier

1.00

Repl. Cost New

\$111,744

Summary of Improvements

Description

Story Height

Constr Type

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

Cap 1

Cap 2

Cap 3

Improv Value

1: C/I Building 07

1

Wood Fr

E+2

2005

2005

19

A

1.00

4,800 sqft

\$111,744

56%

\$49,170

0%

100%

1.000

0.980

0.00

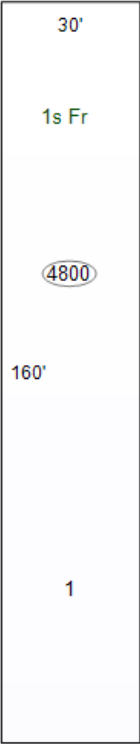
0.00

100.00

\$48,200

General Information				
Occupancy	C/I Building	Pre. Use	Mini Warehouse	
Description	C/I Building 08	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 1(380')	
Heating				
A/C				
Sprinkler				
Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0		0	
Total	0	0	0	0
Roofing				
☐ Built Up ☐ Tile ☐ Metal				
☐ Wood ☐ Asphalt ☐ Slate				
☐ Other				
GCK Adjustments				
☐ Low Prof ☐ Ext Sheat ☐ Insulation				
☐ SteelGP ☐ AluSR ☐ Int Liner				
☐ HGSR ☐ PPS ☐ Sand Pnl				
Exterior Features				
Description				Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	4800 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	380'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$54.72
Frame Adj	(\$11.11)
Wall Height Adj	(\$3.44)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$40.17
BPA Factor	1.00
Sub Total (rate)	\$40.17
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$1.37)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$38.80
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$186,240

Building Computations			
Sub-Total (all floors)	\$186,240	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$186,240
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$111,744
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 08	1	Wood Fr	E+2	2005	2005	19	A		1.00		4,800 sqft	\$111,744	56%	\$49,170	0%	100%	1.000	0.980	0.00	0.00	100.00	\$48,200

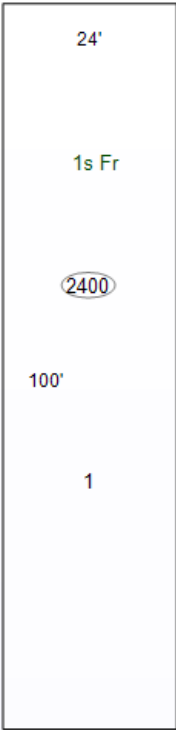
General Information				
Occupancy	C/I Building	Pre. Use	Mini Warehouse	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(248')			
Heating	2400 sqft			
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile ☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	0	0	☐ Other	
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat ☐ Insulatio
Add Fixtures		0		0	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	0	0	☐ HGSR	☐ PPS ☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	2400 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	248'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'
Base Rate	\$66.47
Frame Adj	(\$11.11)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$55.36
BPA Factor	1.00
Sub Total (rate)	\$55.36
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$1.83
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$57.19
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$137,256

Building Computations		
Sub-Total (all floors)	\$137,256	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$137,256
Plumbing	\$0	Quality (Grade) \$1
Other Plumbing	\$0	Location Multiplier 1.00
Special Features	\$0	Repl. Cost New \$82,354
Exterior Features	\$0	

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Wood Fr	E+2	1997	1997	27	A		1.00		2,400 sqft	\$82,354	74%	\$21,410	0%	100%	1.000	0.980	0.00	0.00	100.00	\$21,000

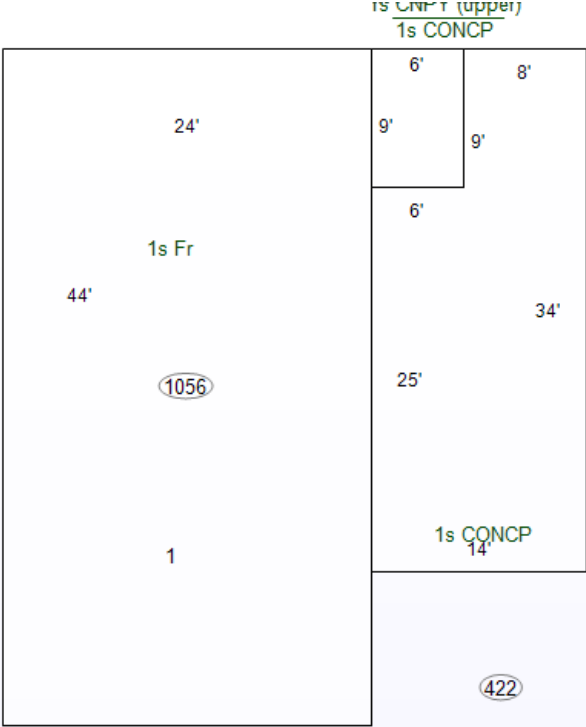
General Information				
Occupancy	C/I Building	Pre. Use	Small Shop	
Description	C/I Building 02	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Semi-Finished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(136')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures		0		0	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	0	0	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Canopy, Shed Type	54	\$400
Patio, Concrete	54	\$300
Patio, Concrete	422	\$2,100

Special Features		Other Plumbing	
Description	Value	Description	Value



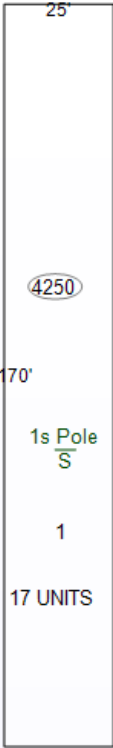
Floor/Use Computations	
Pricing Key	GCI
Use	SMSHOP
Use Area	1056 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	136'
PAR	13
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
Base Rate	\$117.39
Frame Adj	(\$12.47)
Wall Height Adj	(\$6.96)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$97.96
BPA Factor	1.00
Sub Total (rate)	\$97.96
Interior Finish	(\$1.75)
Partitions	(\$2.26)
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$92.35
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$97,521

Building Computations			
Sub-Total (all floors)	\$97,521	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$100,321
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$80,256
Exterior Features	\$2,800		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 02	1	Wood Fr	D	1980	1980	44	F		1.00		1,056 sqft	\$80,256	80%	\$16,050	0%	100%	1.000	0.980	0.00	0.00	100.00	\$15,700

General Information						
Occupancy	C/I Building	Pre. Use	Mini Warehouse			
Description	C/I Building 09	Pre. Framing	Fire Resistant			
Story Height	1	Pre. Finish	Semi-Finished			
Type	N/A	# of Units	0			
SB		B	1	U		
Wall Type			1: 1(390')			
Heating						
A/C						
Sprinkler						
Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up ☐ Tile ☐ Metal	
Full Bath	0		0		☐ Wood ☐ Asphalt ☐ Slate	
Half Bath	0		0		☐ Other	
Kitchen Sinks	0		0		GCK Adjustments	
Water Heaters	0		0		☐ Low Prof ☐ Ext Sheat ☐ Insulation	
Add Fixtures	0		0		☐ SteelGP ☐ AluSR ☐ Int Liner	
Total	0	0	0	0	☐ HGSR ☐ PPS ☐ Sand Pnl	
Exterior Features						
Description			Area		Value	

Special Features		Other Plumbing	
Description	Value	Description	Value



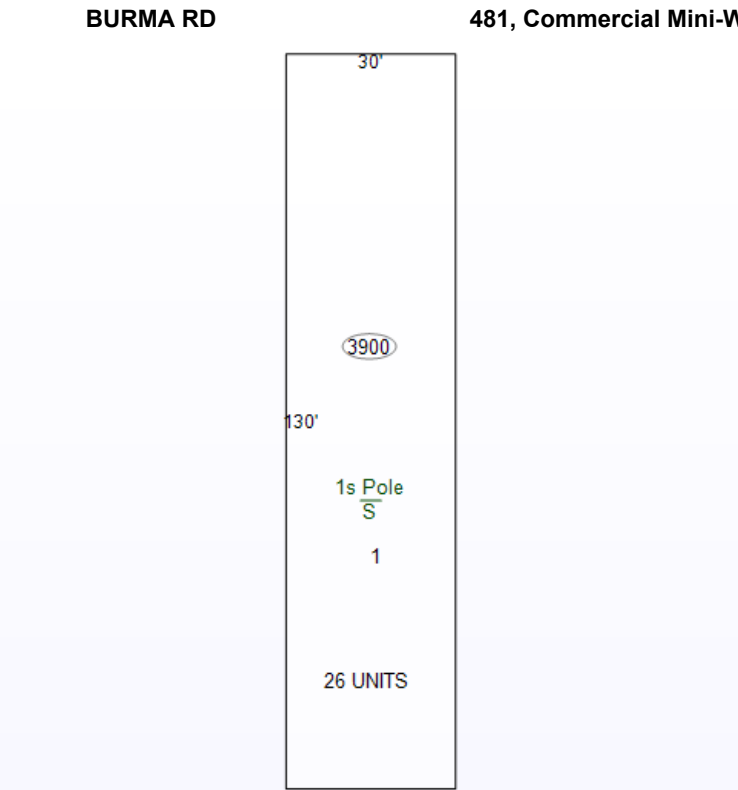
Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	4250 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	390'
PAR	9
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	9'
Base Rate	\$59.91
Frame Adj	\$0.00
Wall Height Adj	(\$4.23)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$55.68
BPA Factor	1.00
Sub Total (rate)	\$55.68
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$1.37)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$54.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$230,818

Building Computations			
Sub-Total (all floors)	\$230,818	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$230,818
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$184,654
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 09	1	Pole	D	2020	2020	4	A		1.00		4,250 sqft	\$184,654	9%	\$168,040	0%	100%	1.000	0.980	0.00	0.00	100.00	\$164,700

67-12-36-403-004.000-003				Stardust Storage LLC			
General Information							
Occupancy	C/I Building		Pre. Use	Mini Warehouse			
Description	C/I Building 10		Pre. Framing	Fire Resistant			
Story Height	1		Pre. Finish	Semi-Finished			
Type	N/A		# of Units	0			
SB		B		1		U	
Wall Type				1: 1(320')			
Heating							
A/C							
Sprinkler							
Plumbing RES/CI				Roofing			
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath		0		0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath		0		0	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulation
Add Fixtures		0		0	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	0	0	☐ HGSR	☐ PPS	☐ Sand Pnl
Exterior Features							
Description				Area		Value	

Special Features		Other Plumbing	
Description	Value	Description	Value



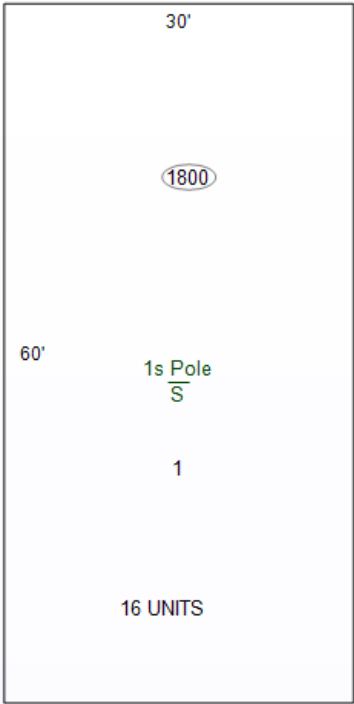
Building Computations			
Sub-Total (all floors)	\$193,206	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$193,206
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$154,565
Exterior Features	\$0		

Floor/Use Computations													
Pricing Key	GCI												
Use	MWRHSE												
Use Area	3900 sqft												
Area Not in Use	0 sqft												
Use %	100.0%												
Eff Perimeter	320'												
PAR	8												
# of Units / AC	0 / N												
Avg Unit sz dpth													
Floor	1												
Wall Height	9'												
Base Rate	\$54.72												
Frame Adj	\$0.00												
Wall Height Adj	(\$3.81)												
Dock Floor	\$0.00												
Roof Deck	\$0.00												
Adj Base Rate	\$50.91												
BPA Factor	1.00												
Sub Total (rate)	\$50.91												
Interior Finish	\$0.00												
Partitions	\$0.00												
Heating	\$0.00												
A/C	\$0.00												
Sprinkler	\$0.00												
Lighting	(\$1.37)												
Unit Finish/SR	\$0.00												
GCK Adj.	\$0.00												
S.F. Price	\$49.54												
Sub-Total													
Unit Cost	\$0.00												
Elevated Floor	\$0.00												
Total (Use)	\$193,206												

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 10	1	Pole	D	2020	2020	4	A		1.00		3,900 sqft	\$154,565	9%	\$140,650	0%	100%	1.000	0.980	0.00	0.00	100.00	\$137,800

General Information					
Occupancy	C/I Building	Pre. Use	Mini Warehouse		
Description	C/I Building 11	Pre. Framing	Fire Resistant		
Story Height	1	Pre. Finish	Semi-Finished		
Type	N/A	# of Units	0		
SB		B	1	U	
Wall Type			1: 1(180')		
Heating					
A/C					
Sprinkler					
Plumbing RES/CI				Roofing	
	#	TF	#	TF	☐ Built Up ☐ Tile ☐ Metal
Full Bath	0		0		☐ Wood ☐ Asphalt ☐ Slate
Half Bath	0		0		☐ Other
Kitchen Sinks	0		0		GCK Adjustments
Water Heaters	0		0		☐ Low Prof ☐ Ext Sheat ☐ Insulatio
Add Fixtures	0		0		☐ SteelGP ☐ AluSR ☐ Int Liner
Total	0	0	0	0	☐ HGSR ☐ PPS ☐ Sand Pnl
Exterior Features					
Description			Area	Value	

Special Features		Other Plumbing	
Description	Value	Description	Value



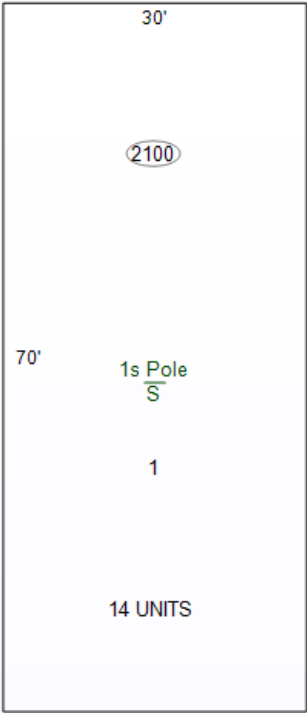
Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	1800 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	180'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	9'
Base Rate	\$66.47
Frame Adj	\$0.00
Wall Height Adj	(\$4.74)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$61.73
BPA Factor	1.00
Sub Total (rate)	\$61.73
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$1.37)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$60.36
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$108,648

Building Computations			
Sub-Total (all floors)	\$108,648	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$108,648
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$86,918
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 11	1	Pole	D	2020	2020	4	A		1.00		1,800 sqft	\$86,918	9%	\$79,100	0%	100%	1.000	0.980	0.00	0.00	100.00	\$77,500

General Information						
Occupancy	C/I Building	Pre. Use	Mini Warehouse			
Description	C/I Building 12	Pre. Framing	Fire Resistant			
Story Height	1	Pre. Finish	Semi-Finished			
Type	N/A	# of Units	0			
SB		B	1	U		
Wall Type			1: 1(200')			
Heating						
A/C						
Sprinkler						
Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up ☐ Tile ☐ Metal	
Full Bath	0		0		☐ Wood ☐ Asphalt ☐ Slate	
Half Bath	0		0		☐ Other	
Kitchen Sinks	0		0		GCK Adjustments	
Water Heaters	0		0		☐ Low Prof ☐ Ext Sheat ☐ Insulation	
Add Fixtures	0		0		☐ SteelGP ☐ AluSR ☐ Int Liner	
Total	0	0	0	0	☐ HGSR ☐ PPS ☐ Sand Pnl	
Exterior Features						
Description			Area		Value	

Special Features		Other Plumbing	
Description	Value	Description	Value



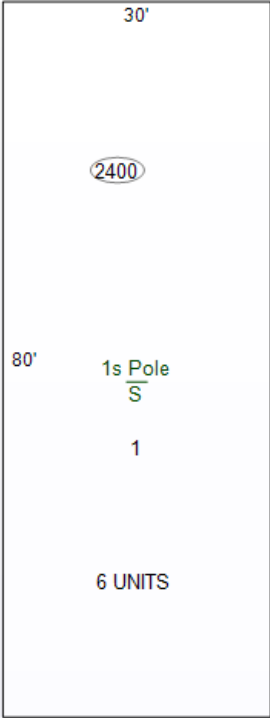
Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	2100 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	200'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	9'
Base Rate	\$66.47
Frame Adj	\$0.00
Wall Height Adj	(\$4.74)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$61.73
BPA Factor	1.00
Sub Total (rate)	\$61.73
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$1.37)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$60.36
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$126,756

Building Computations			
Sub-Total (all floors)	\$126,756	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$126,756
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$101,405
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 12	1	Pole	D	2020	2020	4	A		1.00		2,100 sqft	\$101,405	9%	\$92,280	0%	100%	1.000	0.980	0.00	0.00	100.00	\$90,400

General Information							
Occupancy	C/I Building	Pre. Use	Mini Warehouse				
Description	C/I Building 13	Pre. Framing	Fire Resistant				
Story Height	1	Pre. Finish	Semi-Finished				
Type	N/A	# of Units	0				
SB		B	1	U			
Wall Type			1: 1(220')				
Heating							
A/C							
Sprinkler							
Plumbing RES/CI				Roofing			
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath		0		0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath		0		0	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulation
Add Fixtures		0		0	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	0	0	☐ HGSR	☐ PPS	☐ Sand Pnl
Exterior Features							
Description					Area	Value	

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCI
Use	MWRHSE
Use Area	2400 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	220'
PAR	9
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	9'
Base Rate	\$59.91
Frame Adj	\$0.00
Wall Height Adj	(\$4.23)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$55.68
BPA Factor	1.00
Sub Total (rate)	\$55.68
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	(\$1.37)
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$54.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$130,344

Building Computations			
Sub-Total (all floors)	\$130,344	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$130,344
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$104,275
Exterior Features	\$0		

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 13	1	Pole	D	2020	2020	4	A		1.00		2,400 sqft	\$104,275	9%	\$94,890	0%	100%	1.000	0.980	0.00	0.00	100.00	\$93,000