

COMM SE COR OF SW1/4, RUN E ALON  
458.18 FT, N 24 DEG W 179.71 FT,  
256.91 FT, N 80 DEG E 450.97 FT

STEAK N SHAKE PROPERTIES INC  
107 SOUTH PENNSYLVANIA ST, STE 400  
INDIANAPOLIS, IN 46204

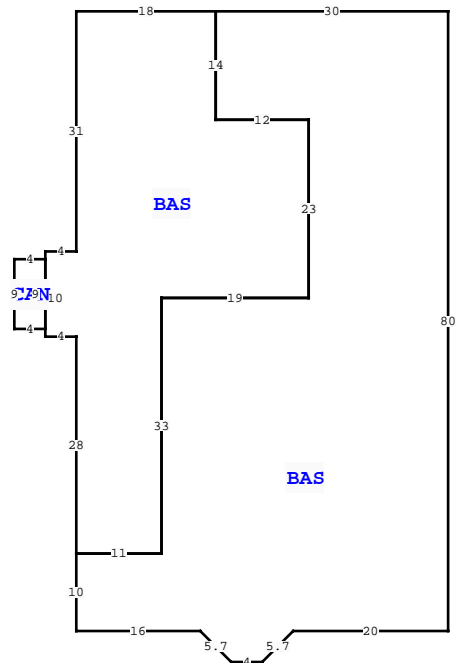
2026

35-3S-16-02564-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	17	100	
Frame	02	WOOD FRAME	100
Story Height	10	100	
RMS	2	100	
Stories	1.	1. 100	
Units	0	100	
Condition Adj	03	03 100	
Quality	06	06	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,349	100	
BAS	2,567	100	
CAN	36	30	
TOTALS	3,952		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 0									
Heated Area: 3916 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			270,069
TOTAL MARKET OB/XF VALUE			35,218
TOTAL LAND VALUE - MARKET			479,160
TOTAL MARKET VALUE			784,447
SOH/AGL Deduction			0
ASSESSED VALUE			784,447
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			784,447
TOTAL JUST VALUE			784,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			748,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/1329	1/30/2026	QC	U	I	11	100
GRANTOR: STEAK & SHAKE OPERATI						
GRANTEE: STEAK N SHAKE PROPE						
0926/2530	5/20/2001	WD	Q	V		500,000
GRANTOR: B PATEL						
GRANTEE: STEAK N SHAKE OPERA						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	25,308.00	UT	1.00	1.00	100	2001	2001	3	100	25,308	
2	0166	CONC, PAVMT	0	0	0	2,740.00	UT	2.00	2.00	100	2001	2001	3	100	5,480	
3	0253	LIGHTING	0	0	0	4.00	UT	500.00	500.00	100	2001	2001	3	100	2,000	
4	0164	CONC BIN	0	0	18	324.00	UT	7.50	7.50	100	2001	2001	3	100	2,430	

TOTAL OB/XF													35,218											
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2100	C	RESTAURANT	0		CG	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	11.00	11.00	479,160							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W30 BAS= W18 S31 W4 S1 CAN= W4 S9 E4 N9\$ S10 E4 S28 E11 N33 E19 N23 W12 N14\$ S14 E12 S23 W19 S33 W11 S10 E16 D4 R4 E4 R4 U4 E20 N80\$.												