

45-05-33-407-006.000-004

Blackhall Partners XII LLC

8861 HEMLOCK LANE

500, Vacant - Platted Lot

Neighborhood- 2514

1/2

General Information

Parcel Number 45-05-33-407-006.000-004
Local Parcel Number 001-25-46-0587-0018
Tax ID:

Ownership

Blackhall Partners XII LLC
1655 Maple RD
Homewood, IL 60430

Legal

'POTTOWATTOMI PARK' ALL L.18

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/16/2018 to 01/01/1900.

Notes

7/26/2018 RYR1-19: FLD # 2514-42-DATA ENTERED: VACANT LAND VERIFIED, APPLIED - 20% TO INFLU FAC TO LAND. C.RATTLER, 07/26/2018
1/20/2015 15CE: 2015 Cyclical Entered APPLY -20% INFLUENCE FACTOR TO LAND. PFRIZZELLE 11/25/14 (2514-29

Routing Number J46-587 142

Property Class 500 Vacant - Platted Lot



Res

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004) Gary Corp - Calumet Twp - Gary Sc
School Corp 4690 GARY COMMUNITY
Neighborhood 2514-004 Neighborhood- 2514
Section/Plat
Location Address (1) 8861 HEMLOCK LANE GARY, IN 46403

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 150', CI 150' 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. Row shows values for F, F, 60, 60x130, 0.94, \$308, \$290, \$17,400, -20%, 0%, 1.0500, \$14,620.

Zoning

Subdivision

Lot

Market Model 2514-004 - Residential

Characteristics

Topography Rolling Flood Hazard
Public Utilities All ERA
Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Data Source N/A Collector 06/20/2018 Alexia Bourdeaux Appraiser 07/23/2018 Ed Gholson

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.18), Actual Frontage (60), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 (\$14,600), Total Value (\$14,600).

