

45-07-01-308-001.000-004

Lake County Tr Co Trs of Tr date

5821-39 W 5TH AVE

420, Small Detached Retail of Less Tha

Neighborhood- 25970

General Information

Parcel Number 45-07-01-308-001.000-004
Local Parcel Number 001-25-43-0083-0006
Tax ID:

Ownership

Lake County Tr Co Trs of Tr dated 5-7-Tr #6351
447 King ST
447 King ST
Gary, IN 46406

Legal

GARY CITY ESTATES ALL LOTS 4,5 & 6 BL.F

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/07/2013 to 01/01/1900.

Notes

10/13/2020 RYR3-21: FLD# 36 CHG PAVING GRADE FROM C TO D AND COND FROM FAIR TO VP; CHG UTLSHD COND FROM FAIR TO VP 10/13/20 CBATTLE
11/22/2016 17CE: Building in use. Removed 2% influence factor. (Section #308)
3/18/2014 DBAS: IMAGES SALON FOLDER 308
3/18/2014 MIS1: Miscellaneous 1 remove 5 story paving

Routing Number QS 308

Property Class 420 Small Detached Retail of Less Than

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 25970-004
Neighborhood- 25970
Section/Plat
Location Address (1) 5821-39 W 5TH AVE GARY, IN 46406



Commercial

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 show values for years 2022, 2021, 2020, 2019, 2018.

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. Row 1: 11, A, 132, 0.3360, 1.77, \$32,500, \$57,525, \$19,328, 0%, 0%, 1.0000, \$19,330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2021

Data Source External Only Collector 10/13/2020 Darrick Washingto Appraiser 10/13/2020 MARY SHAW

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.34), Actual Frontage (132), Developer Discount, Parcel Acreage (0.34), 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 (0.34), 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 (\$19,300), Total Value (\$19,300)

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Utility / Storage
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<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(158'),2(158')
<b>Heating</b>	5512 sqft
<b>A/C</b>	2204 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	3
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	0	0
<b>Total</b>	0	0	3

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

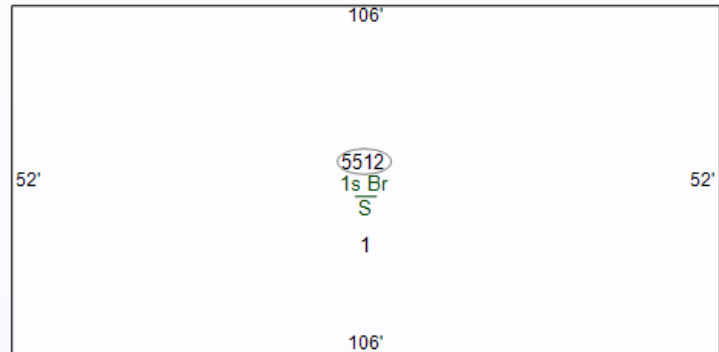
**GCK Adjustments**

<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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2 3



**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM	GCM	GCM
<b>Use</b>	GENRET	GENRET	UTLSTOR	UTLSTOR
<b>Use Area</b>	1102 sqft	1102 sqft	1654 sqft	1654 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft	0 sqft
<b>Use %</b>	20.0%	20.0%	30.0%	30.0%
<b>Eff Perimeter</b>	316'	316'	316'	316'
<b>PAR</b>	6	6	6	6
<b># of Units / AC</b>	0	0	0	0
<b>Avg Unit sz dpth</b>	-1	-1	-1	-1
<b>Floor</b>	1	1	1	1
<b>Wall Height</b>	10'	10'	10'	10'
<b>Base Rate</b>	\$88.62	\$88.62	\$54.71	\$54.71
<b>Frame Adj</b>	(\$11.77)	(\$11.77)	(\$15.02)	(\$15.02)
<b>Wall Height Adj</b>	(\$5.60)	(\$5.60)	(\$4.00)	(\$4.00)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	\$71.25	\$71.25	\$35.69	\$35.69
<b>BPA Factor</b>	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	\$71.25	\$71.25	\$35.69	\$35.69
<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	\$71.25	\$71.25	\$35.69	\$35.69
<b>Sub-Total</b>				
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	\$78,512	\$78,512	\$59,023	\$59,023

**Special Features**

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

<b>Description</b>	<b>Value</b>
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**Building Computations**

<b>Sub-Total (all floors)</b>	\$275,070	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	\$289,470
Plumbing	\$14,400	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	1.04
Special Features	\$0	<b>Repl. Cost New</b>	\$240,839
Exterior Features	\$0		

**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	Brick	D	1959	1959	63 F		1.04		5,512 sqft	\$240,839	80%	\$48,170	0%	100%	1.000	1.0000	\$48,200
2: Paving C 01	0%	1	Asphalt	D	1959	1959	63 VP	\$2.14	1.04	\$1.78	8,600 sqft	\$15,336	80%	\$3,070	0%	100%	1.000	1.0000	\$3,100
3: Utility Shed C 01	0%	1		D	1959	1959	63 VP	\$31.58	1.04	\$26.27	4'x14'	\$1,471	85%	\$220	0%	100%	1.000	1.0000	\$200