

45-07-01-407-006.000-004

ITE Industries LLC

5011 W 5TH AVE

420, Small Detached Retail of Less Than

Neighborhood- 25915

General Information

Parcel Number
45-07-01-407-006.000-004

Local Parcel Number
001-25-46-0072-0003

Tax ID:

Routing Number
408

Ownership

ITE Industries LLC
427 Roosevelt ST
Gary, IN 46404

Legal

NEW BRUNSWICK ADD. L.3 L.5

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/22/2017	ITE Industries LLC	6383	Tr	/	\$0	
04/06/2016	Indiana Land Trust Co	1998	Ta	/	\$0	
08/16/2009	Jones, Eddie		WD	/	\$2,835	
12/04/2008	VINCENNES CORP		WD	/	\$2,835	
10/27/1989	LAKE COUNTY AUDI		WD	/	\$0	
01/01/1900	LAKE COUNTY BOAR		WD	/	\$0	

Notes

9/11/2019 RYR2-20: LAND FACTOR CORRECTED FROM 2.82 TO 1.00, NEIGHBORHOOD FROM 25970 TO 25915. BUILDING RESKETCHED TO INCLUDE SLAB FOUNDATION, PLUMBING REMOVED AND APPLIED 40% OBSOLESCENCE. (Q.S. 408) S. FORD 9/11/2019

1/27/2017 SINP: BASEMENT REMOVED. PER FIELD VISIT .

5/4/2016 MIS2: ADDRESS CORRECTED TO 5011 W 5TH AVE. . B SEASE 5/4/16

Property Class 420
Small Detached Retail of Less Than



Commercial

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 25915-004
Neighborhood- 25915

Section/Plat

Location Address (1)
5011 W 5TH AVE
GARY, IN 46406

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
01/09/2022	As Of Date	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Other (external)	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$2,500	Land	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,500	Land Non Res (3)	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
\$25,000	Improvement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,000	Imp Non Res (3)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
\$27,500	Total	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$27,500	Total Non Res (3)	\$27,500	\$27,500	\$27,500	\$27,500	\$27,500

11/25/2015 16CE: 2016 Cyclical Entered FOLDER 408- ASSESSMENT CORRECT 11/25/2015 E HARRIS

9/21/2015 DBAS: FOLDER 408

9/21/2015 MIS1: Miscellaneous 1 change eff yr

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

Zoning

Subdivision

Lot

Market Model
N/A

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	S		0	3330.00	1.00	\$.8	\$.8	\$2,664	0%	0%	1.0000	\$2,660

Land Computations

Calculated Acreage	0.08
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$2,700
Total Value	\$2,700

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023
Review Group 2020

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(196')

Heating

A/C

Sprinkler

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	0

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

Description	Area	Value
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Special Features

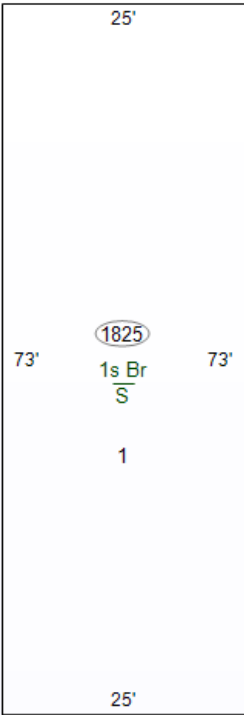
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$178,540
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Sub-Total (building)	\$178,540
Quality (Grade)	\$142,833
Location Multiplier	1.04
Repl. Cost New	\$148,545



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1825 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	196'
PAR	11
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	10'
Base Rate	\$126.87
Frame Adj	(\$10.86)
Wall Height Adj	(\$7.12)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$108.89
BPA Factor	1.00
Sub Total (rate)	\$108.89
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$6.06)
A/C	(\$5.00)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$97.83
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$178,540

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	0%	1	Brick	D	1953	1953	69 VP		1.04		1,825 sqft	\$148,545	80%	\$29,710	40%	100%	1.000	1.0000	\$17,800