

45-07-01-427-003.000-004

Elite Sunrise Solutions LLC aka

4820-24 W 5TH AVE

420, Small Detached Retail of Less Than

Neighborhood- 25915

General Information

Parcel Number 45-07-01-427-003.000-004
Local Parcel Number 001-25-41-0219-0004

Tax ID:

Routing Number 407

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 25915-004 Neighborhood- 25915

Section/Plat

Location Address (1) 4820-24 W 5TH AVE GARY, IN 46406

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Elite Sunrise Solutions LLC aka Dejuan PO Box 4091 Gary, IN 46406

Legal

BRUNSWICK ADD. L.5 & L.4 BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/05/2020 to 01/01/1900.

Notes

10/8/2019 RYR2-20: LAND PRICING CORRECTED FROM ACREAGE TO SQ FT AND FACTOR FROM 2.52 TO 1.00 AND APPLIED 40% OBSOLESCENCE TO BUILDING. (Q.S. 407) S. FORD 10/8/2019
11/25/2015 16CE: 2016 Cyclical Entered NO CHANGE KSTINES 407A 11/25/2015
11/25/2015 DBAS: 4822-24 5TH AVENUE
11/25/2015 FDRV: #210- 7/30/03
11/25/2015 MIS1: Miscellaneous 1 change eff yr
11/25/2015 MISC: FRONT OF BUILDING IS FALSE STONE

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 valuation data 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 shows values for land type 11, pricing method S, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (50), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$4,400), Total Value (\$4,400).

**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(254')
<b>Heating</b>	3900 sqft
<b>A/C</b>	1287 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	1	3
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>		0		0
<b>Water Heaters</b>		0		0
<b>Add Fixtures</b>	0	0	0	0
<b>Total</b>	0	0	1	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**

Description	Area	Value

**Special Features**

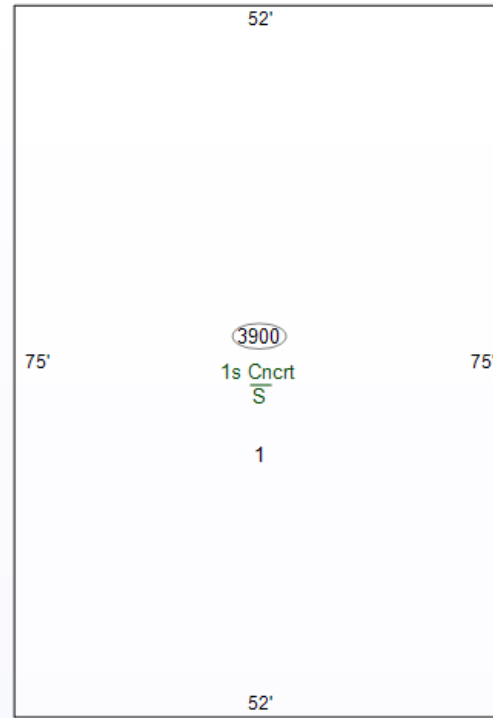
Description	Value

**Other Plumbing**

Description	Value

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$216,262</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$221,062</b>
Plumbing	\$4,800	Quality (Grade)	\$210,010
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$218,409</b>
Exterior Features	\$0		



**Floor/Use Computations**

Pricing Key	GCM	GCM
Use	GENOFF	UTLSTOR
Use Area	1287 sqft	2613 sqft
Area Not in Use	0 sqft	0 sqft
Use %	33.0%	67.0%
Eff Perimeter	254'	254'
PAR	7	7
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	10'	10'
<b>Base Rate</b>	<b>\$102.22</b>	<b>\$55.40</b>
Frame Adj	(\$8.26)	(\$14.26)
Wall Height Adj	(\$3.36)	(\$3.00)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$90.60</b>	<b>\$38.14</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$90.60</b>	<b>\$38.14</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$90.60</b>	<b>\$38.14</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$116,602</b>	<b>\$99,660</b>

**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	Concrete	C-1	1958	1958	64 F		1.04		3,900 sqft	\$218,409	80%	\$43,680	40%	100%	1.000	1.0000	\$26,200