

General Information

Parcel Number 45-07-13-302-004.000-003
Local Parcel Number 001-41-49-0037-0003

Tax ID:

Routing Number J49-037

Property Class 429 Other Retail Structures

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 003 (Local 003) Gary Corp - Calumet Twp - Lake Ri
School Corp 4650 LAKE RIDGE
Neighborhood 41970-003 Neighborhood- 41970
Section/Plat 13
Location Address (1) 6125-45 W 25TH AVE GARY, IN 46406

Ownership

Patel, Nilesh
700 Becker RD
Glenview, IL 60025

Legal

PT. NW SW S.13 T.36 R.9 2.958AC EXC. S.59FT OF N.264FT OF W.185FT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates from 02/10/2012 to 01/01/1900.

Notes

8/25/2021 RYR4-22: APPLIED 50% OBSO TO BLDG 1 AND 40% OBSO ON BLDG 2. D.WASHINGTON F#32
12/8/2017 18CE: FOLDER 41970 CHANGED GRADE C TO D ON PAVING. L.FORD 12/8/17
2/4/2013 TWIF: MARK'S STORE RESKETCHED BLDG AND REMOVE CANOPY FROM 2 OF 2 CARD... 8-15-05 D CRUZ FM 130 USAGE NHBD SHOP TO GEN RETAIL W/25% FUNCTIONAL OBSO...8-15-05 D CRUZ

Commercial

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2022

Data Source N/A

Collector 08/25/2021

Darrick Washington

Appraiser 08/25/2021

MARY SHAW

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (2.96), Actual Frontage (0), Developer Discount, Parcel Acreage (2.96), 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 (2.96), 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 (\$93,600), Total Value (\$93,600).

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(404')
Heating	3160 sqft
A/C	2548 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	2	6
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	1	1
Total	0	0	3	7

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

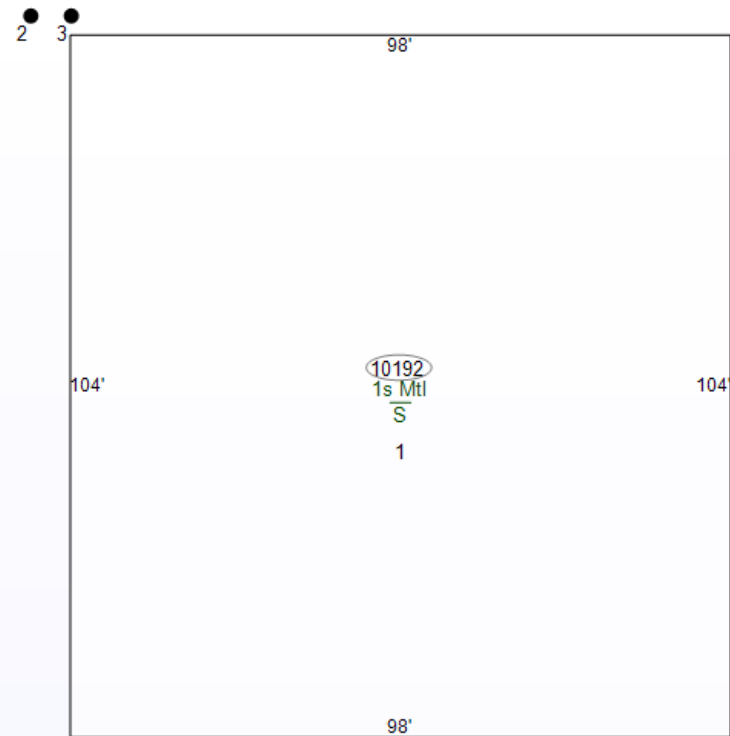
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$327,111	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$338,311
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$281,475
Exterior Features	\$0		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	UTLSTOR	GENRET
Use Area	6217 sqft	815 sqft	612 sqft	2548 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	61.0%	8.0%	6.0%	25.0%
Eff Perimeter	404'	404'	404'	404'
PAR	4	4	4	4
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	1	1	1	1
Wall Height	18'	10'	12'	12'
Base Rate	\$38.46	\$38.46	\$38.46	\$68.97
Frame Adj	(\$14.26)	(\$14.26)	(\$14.26)	(\$10.86)
Wall Height Adj	\$1.36	(\$1.36)	(\$0.68)	(\$1.38)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$25.56	\$22.84	\$23.52	\$56.73
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$25.56	\$22.84	\$23.52	\$56.73
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$24.23	\$21.51	\$23.52	\$56.73
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$150,638	\$17,531	\$14,394	\$144,548

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	Metal	D	1946	1946	76 F		1.04		10,192 sqft	\$281,475	80%	\$56,290	50%	100%	1.000	1.0000	\$28,100
2: Canopies - Commercial	0%	1		D	1998	1998	24 F		1.04		184sqft	\$4,742	80%	\$950	0%	100%	1.000	1.0000	\$1,000
3: Mezzanine C 01	0%	1		D	1946	1946	76 F		1.04		184sqft	\$1,914	80%	\$380	0%	100%	1.000	1.0000	\$400

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	2

SB	B	1	U
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Wall Type	1: 1(440')
Heating	11468 sqft
A/C	11468 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	2
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	1
Total	0	0	3

GCK Adjustments

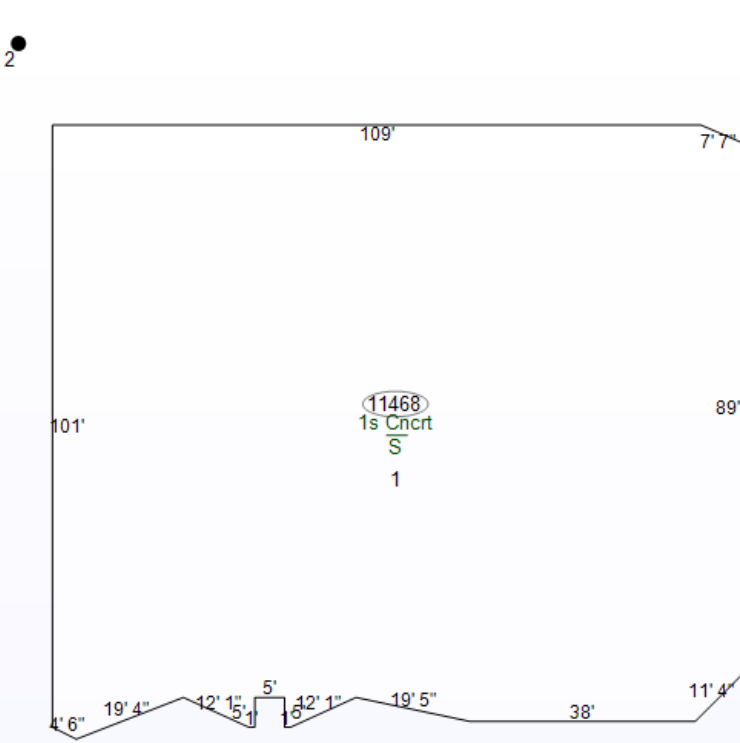
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	11468 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	440'
PAR	4
# of Units / AC	2
Avg Unit sz dpth	104
Floor	1
Wall Height	10'
Base Rate	\$68.97
Frame Adj	(\$10.86)
Wall Height Adj	(\$2.76)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$55.35
BPA Factor	1.00
Sub Total (rate)	\$55.35
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.64
GCK Adj.	\$0.00
S.F. Price	\$55.99
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$642,093

Building Computations

Sub-Total (all floors)	\$642,093	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$653,293
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$543,540
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 02	0%	1	Concrete	D	1946	1946	76 P		1.04		11,468 sqft	\$543,540	80%	\$108,710	40%	100%	1.000	1.0000	\$65,200
2: Paving C 02	0%	1	Asphalt	D	1980	1980	42 F	\$2.14	1.04	\$1.78	2,000 sqft	\$3,567	80%	\$710	0%	100%	1.000	1.0000	\$700

