

45-07-13-326-001.000-003

O'Brian, Eddie & Mary h&w

5745 W 25TH AVE

429, Other Retail Structures

Neighborhood- 41970

1/2

General Information

Parcel Number 45-07-13-326-001.000-003
Local Parcel Number 001-41-49-0378-0001

Tax ID:

Routing Number QS 312

Property Class 429 Other Retail Structures

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 003 (Local 003)
School Corp 4650 LAKE RIDGE
Neighborhood 41970-003
Section/Plat
Location Address (1) 5745 W 25TH AVE GARY, IN 46406

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 2022

Ownership

O'Brian, Eddie & Mary h&w
7251 W 24th AVE
Gary, IN 46406

Legal

OAK GARDENS N.150FT OF LOT 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/26/2010 to 01/01/1900.

Notes

8/25/2021 RYR4-22: CHNG OBSO FROM 85% TO 25% AND CHNG COND TO PR. D.WASHINGTON F#32
12/8/2017 18CE: FOLDER 41970 CHANGED PAVING GRADE C TO D. CHANGED FENCING GRADE C TO D. L.FORD 12/8/17
5/11/2011 FDAT: FOLDER 312
5/11/2011 DBAS: RESALE SHOP NOT IN BUSINESS

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

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.27), Actual Frontage (0), Developer Discount, Parcel Acreage (0.27), 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 (0.27), 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 (\$27,400), Total Value (\$27,400).

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	1

SB	B	1	U
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Wall Type	1: 1(360')	U: 1(360')
Heating	5096 sqft	1360 sqft
A/C	1936 sqft	
Sprinkler		

Plumbing RES/CI

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

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

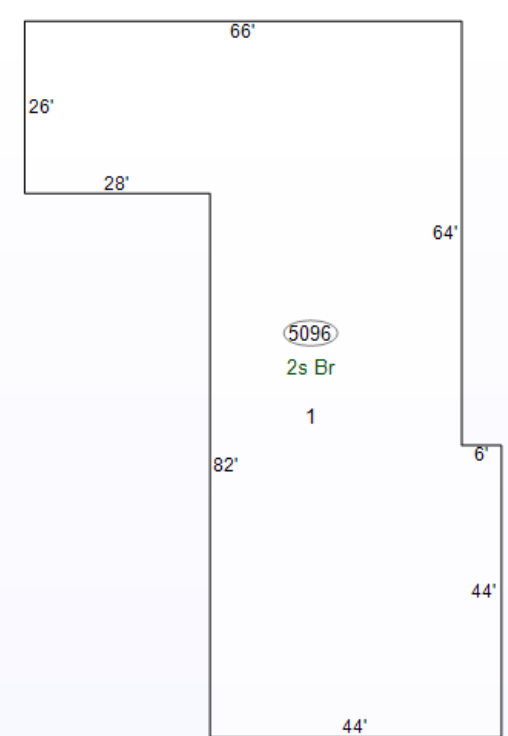
Building Computations

Sub-Total (all floors)	\$369,353	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$370,953
Plumbing	\$1,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$308,633
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%	2	Brick	D	1958	1958	64 P		1.04		6,456 sqft	\$308,633	80%	\$61,730	25%	100%	1.000	1.0000	\$46,300
2: Fencing C 01	0%	1	Plank	D	1958	1958	64 VP	\$16.70	1.04	\$13.89	100' x 6'	\$1,389	80%	\$280	0%	100%	1.000	1.0000	\$300
3: Paving C 01	0%	1	Asphalt	D	1960	1960	62 P	\$2.14	1.04	\$1.78	2,000 sqft	\$3,567	80%	\$710	0%	100%	1.000	1.0000	\$700

2 3



Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART
Use Area	3160 sqft	1936 sqft	1360 sqft
Area Not in Use	0 sqft	0 sqft	3736 sqft
Use %	62.0%	38.0%	26.7%
Eff Perimeter	360'	360'	360'
PAR	7	7	7
# of Units / AC	0	0	1 / N
Avg Unit sz dpth	-1	-1	1360
Floor	1	1	2
Wall Height	14'	14'	9'
Base Rate	\$55.40	\$91.31	\$67.73
Frame Adj	(\$14.26)	(\$10.86)	(\$9.32)
Wall Height Adj	\$0.00	\$0.00	(\$1.68)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$41.14	\$80.45	\$56.73
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$41.14	\$80.45	\$56.73
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$4.74
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$41.14	\$80.45	\$61.47
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$130,002	\$155,751	\$83,599