

45-08-03-304-028.000-004

Full Court Investments LLC

564 PENNSYLVANIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2526

1/2

General Information

Parcel Number 45-08-03-304-028.000-004
Local Parcel Number 001-25-44-0086-0022

Tax ID:

Routing Number J44-086 21

Property Class 510 1 Family Dwell - Platted Lot

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 2526-004 Neighborhood- 2526

Section/Plat

Location Address (1) 564 PENNSYLVANIA ST GARY, IN 46402

Zoning

Subdivision

Lot

Market Model 2526-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Full Court Investments LLC 4859 W Slauson Ave #261 Los Angeles, CA 90056

Legal

GARY LAND CO'S. 1ST SUB. ALL L.22 BL.86



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 10/27/2021 to 01/01/1900.

Notes

8/12/2022 RYR1-23: Physical Characteristic Change is dwelling cond to poor as of 08/12/22 fid 2526-133 KENYA STINES
12/3/2021 SINP: Sale disclosure data entered 10/27/2021 \$6000.00. It is a invalid sale, No characteristic changes made at this time.
9/5/2018 RYR1-19: Data entered. Assessment correct. Folder #2526-94. 09-05-18.
10/21/2014 15CE: 2015 Cyclical Entered FOLDER 2526-6 CHANGED GRADE FROM C-1 TO D+2 AND GARAGE CONDITION FROM POOR TO VERY POOR. 10/21/2014 MBANKS

1/25/2012 MISC: DETGAR BURNED OUT

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 132', CI 132' 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 F, F, 30, 30x125, 0.98, \$161, \$158, \$4,740, 0%, 100%, 0.7800, \$3,700.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.09), Actual Frontage (30), Developer Discount, Parcel Acreage (0.09), 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 (0.09), 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 (\$3,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,700).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 1648 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	72	\$0
Porch, Enclosed Frame	64	\$0

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

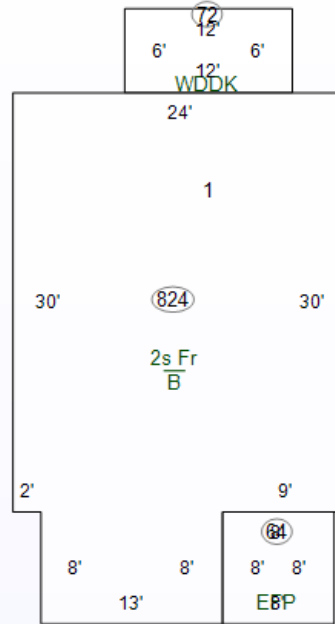
Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air

●
2



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	824	824	\$69,700	
2	1Fr	824	824	\$35,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		824	0	\$23,900	
Crawl					
Slab					

Total Base \$129,200
Adjustments 1 Row Type Adj. x 1.00 \$129,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$130,000
Sub-Total, 1 Units	
Exterior Features (+)	\$7,900 \$137,900
Garages (+) 0 sqft	\$0 \$137,900
Quality and Design Factor (Grade)	0.90
Location Multiplier	1.04
Replacement Cost	\$129,074

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: Single-Family R 01	100%	2	Wood Frame	D+2	1913	1913	109 F		1.04		2,472 sqft	\$129,074	65%	\$45,180	0%	100%	1.000	0.8300	\$37,500
2: Detached Garage R 01	100%	1	Brick	D	1920	1920	102 VP	\$32.83	1.04	\$27.31	45'x21'	\$25,812	95%	\$1,290	0%	100%	1.000	0.8300	\$1,100