

45-08-03-382-011.000-004

3 Bros Real Estate LLC

837 VIRGINIA ST

530, 3 Family Dwell - Platted Lot

Neighborhood- 2526

1/2

General Information

Parcel Number 45-08-03-382-011.000-004
Local Parcel Number 001-25-44-0018-0011

Tax ID:

Routing Number J44-018 11

Property Class 530 3 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) 837 VIRGINIA 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 TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

3 Bros Real Estate LLC 10681 Foothill Blvd Suite 140 Rancho Cucamonga, CA 91730

Legal

GARY LAND CO'S. 1ST SUB. ALL L.10 BL.18



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/26/2021 and 01/01/1900.

Notes

8/11/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 8/11/22
12/13/2021 SINP: DATA ENTERED SALE DISCLOSURE INVALID
SALE DATE 08/26/2021
SALE PRICE \$40,000.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.
9/6/2018 RYR1-19: FLD #2526-97- DATA ENTERED: PROPERTY ASSESSED CORRECTLY .C.RATTLER, 09/6/2018

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 values for 2022 and 2021.

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, 30x150, 1.06, \$161, \$171, \$5,130, 0%, 33%, 0.7800, \$4,000.

1/21/2015 15CE: 2015 Cyclical Entered T.BROWN 01/21/2015 (2526-4)

1/21/2015 F113: Form 113 Res to Comm.,Grade C toD 10/6/08 D CRUZ ALLOCATIONS CORRECTED: M. GARDNER

1/21/2015 MIS1: Miscellaneous 1 UNINHABITABLE COND VP PROP IS VACANT

1/21/2015 MISC: 10/22/02 POSSIBLE COMMERCIAL 5 MAILBOXES.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.10), Actual Frontage (30), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$1,300), CAP 2 Value (\$2,700), CAP 3 Value (\$0), Total Value (\$4,000).

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2/2

General Information

Occupancy Triplex
Description Triplex R 01
Story Height 2
Style 112 - Conventional
Finished Area 3546 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
Patio, Concrete	32	\$200
Wood Deck	32	\$1,000
Wood Deck	32	\$1,000
Porch, Enclosed Masonry	56	\$5,400

Plumbing

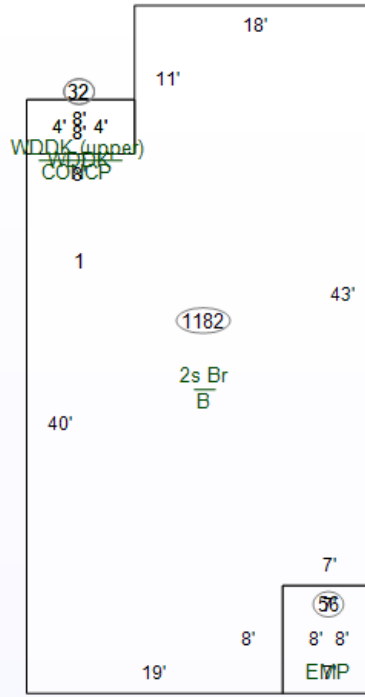
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	4	4
Water Heaters	1	1
Add Fixtures	0	0
Total	5	5

Accommodations

Bedrooms	9
Living Rooms	4
Dining Rooms	3
Family Rooms	0
Total Rooms	20

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1182	1182	\$97,300	
2 7	1182	1182	\$53,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1182	1182	\$62,800	
Crawl				
Slab				

Total Base \$213,300

Adjustments 1 Row Type Adj. x 1.00 \$213,300

Unfin Int (-)		\$0
Ex Liv Units (+)	D:3	\$26,400
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 20 = -15 x \$0	(\$12,000)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$227,700

Sub-Total, 1 Units

Exterior Features (+)	\$7,600	\$235,300
Garages (+) 0 sqft	\$0	\$235,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$220,241

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: Triplex R 01	33%	2	Brick	D+2	1914	1914	108 VP		1.04		3,546 sqft	\$220,241	95%	\$11,010	0%	100%	1.000	0.8300	\$9,100