

45-08-03-455-005.000-004

Ergostasio LLC

817 GEORGIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2526

1/2

General Information

Parcel Number 45-08-03-455-005.000-004
Local Parcel Number 001-25-44-0020-0005

Tax ID:

Routing Number J44-020 5

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)
817 GEORGIA ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2526-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Ergostasio LLC
17441 Cambridge PL
Orland Hills, IL 60487

Legal

GARY LAND CO'S. 1ST SUB. ALL L.5 BL.20



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/02/2020 to 01/01/1900.

Notes

8/12/2022 RYR1-23: NO PHYSICAL CHARACTERISTIC ON THE DAY OF 08/12/22 KSTINES
1/14/2020 SINP: Data entered Sales Disclosure #137158. 01-14-20.
9/10/2018 RYR1-19: Data entered. Assessment correct. Folder # 2526-101. 09-10-18.
5/5/2016 FDRV: APPLIED 15% OBSO FOR ROOF
12/11/2014 15CE: 2015 Cyclical Entered 2526-12 12/11/2014 CRATTLER
12/11/2014 F113: Form 113 added 25% obso for rental unit kbs 2/25/09
12/11/2014 F115: Form 115 3/23/09 ADDITIONAL 25% ECONOMIC OBSO FOR RENTAL PROPERTY AG
12/11/2014 MIS1: Miscellaneous 1 REMOVED OBSO 4/12/2012 /RG

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 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).

Data Source N/A Collector 07/19/2018 Lisa Ford Appraiser 09/07/2018 DANNY CRUZ

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 855 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
Porch, Enclosed Masonry	88	\$8,000

**Plumbing**

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

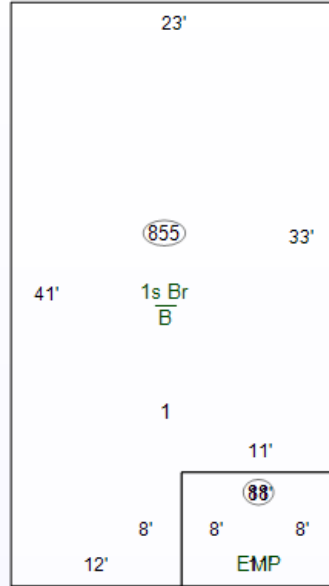
**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air

●  
2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	855	855	\$78,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		855	0	\$24,300	
Crawl					
Slab					

**Total Base** \$103,000

**Adjustments 1 Row Type Adj. x 1.00** \$103,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	3:659 \$9,100
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$113,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,000	\$121,700
Garages (+) 0 sqft	\$0	\$121,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$113,911</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: Single-Family R 01	100%	1	Brick	D+2	1924	1924	98 F		1.04		1,710 sqft	\$113,911	65%	\$39,870	15%	100%	1.000	0.8300	\$28,100
2: Detached Garage R 01	100%	1	Brick	D	1950	1950	72 F	\$44.46	1.04	\$36.99	22'x20'	\$16,276	65%	\$5,700	0%	100%	1.000	0.8300	\$4,700

Total all pages

\$32,800

Total this page

\$32,800