

45-08-04-258-031.000-004

Clark Jones Commercial LLC

420-38 W 5TH AVE

420, Small Detached Retail of Less Tha

Neighborhood- 25914

1/2

General Information

Parcel Number 45-08-04-258-031.000-004
Local Parcel Number 001-25-44-0101-0001

Tax ID:

Routing Number J44-101 16

Property Class 420 Small Detached Retail of Less Than

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 25914-004 Neighborhood- 25914

Section/Plat

Location Address (1) 420-38 W 5TH AVE GARY, IN 46402

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Clark Jones Commercial LLC 420-38 W 5th AVE Gary, IN 46402

Legal

GARY LAND CO'S. 1ST SUB. ALL LOTS 1 TO 5 BL.101



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (10/02/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$19,700), Improvement (\$21,800), Total (\$41,500), and various land value breakdowns.

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 1: 11, S, 125, 15625.00, 1.73, \$.73, \$1.26, \$19,688, 0%, 0%, 1.0000, \$19,690

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/22/2021 to 01/01/1900.

Commercial

Notes

9/2/2022 RYR1-23: No physical characteristic changes made as of this date.T.Brown
7/28/2021 SINP: DATA ENTERED SALES DISCLOSURE
SALES DATE 1/20/2021
SALES PRICE 3,300.00
INVALID SALE: TAX SALE
VACANT
7/24/2018 RYR1-19: CHNG COND TO VP AND GRADE TO D ON PAVING AND ADDED 5% OBSO TO BLDG. D.WASHINGTON 7-24-18 F#1007
11/21/2014 15CE: 2015 Cyclical Entered Corrected condition on paving to poor and building given 75% obs TJohnson 11/21/2014
11/21/2014 FDAT: FOLDER 1007
11/21/2014 MIS1: Miscellaneous 1 C.SMITH 07/15/2013 PRICED LOADDOCK/ LAND METHOD ACRE TO SQFT

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.36), Actual Frontage (125), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$19,700), Total Value (\$19,700)

General Information

Table with occupancy, description, story height, and type information.

Table with wall type, heating, and A/C information.

Table with plumbing and sprinkler information.

Plumbing RES/CI

Table with plumbing fixture counts: Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures.

Roofing

Table with roofing material options: Built Up, Wood, Other.

GCK Adjustments

Table with GCK adjustment options: Low Prof, SteelGP, HGSR.

Exterior Features

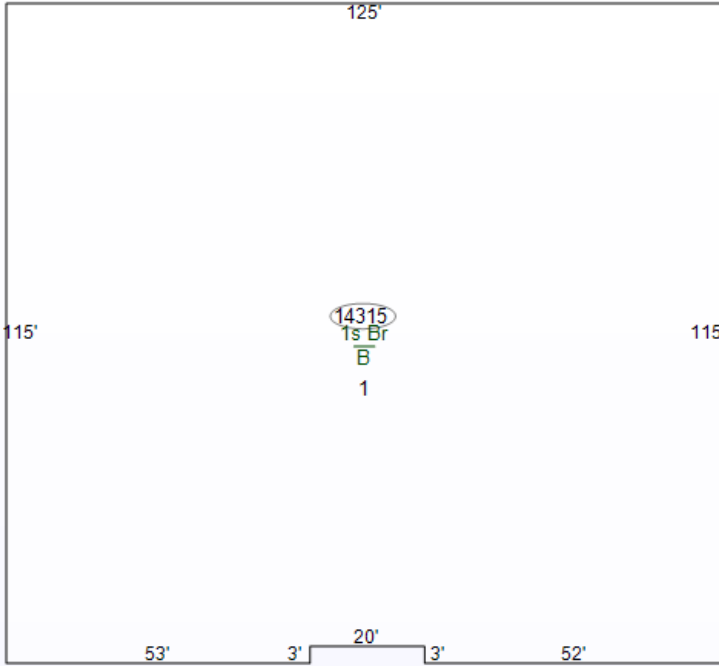
Table with exterior features description, area, and value.

Special Features

Table with special features description and value.

Other Plumbing

Table with other plumbing description and value.



Floor/Use Computations

Table with pricing key, use area, base rate, and various adjustments.

Building Computations

Table with building computation totals: Sub-Total (all floors), Sub-Total (building), Repl. Cost New.

Summary of Improvements

Table with improvement details: 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.