	Clark Jones Co	ommercial LLC	420-38 W 51		420, Small	Detached Reta	Neighborhood- 25914		
General Information	Ow	vnership	1	Т	ransfer of Owners	hip	Notes		
Parcel Number	Clark Jones Comr		Date	Owner	Doc ID Co	de Book/Page A	Adj Sale Price V/I	9/2/2022 RYR1-23: No physical chara changes made as of this date.T.Brown	
45-08-04-258-031.000-004	420-38 W 5th AVE	Ē	02/22/2021	Clark Jones Commerci		Qu 2021/016086	\$0 I	-	
Local Parcel Number	Gary, IN 46402		01/20/2021	Thomas, Kelli Malise		Ta 2021/	\$0 I	7/28/2021 SINF: DATA ENTERED SA DISCLOSURE	ALES
001-25-44-0101-0001			12/05/2014 I	RKE Group	28852	XD /	\$300 I	SALES DATE 1/20/2021 SALES PRICE 3,300.00	
Tax ID:	ų	Legal	07/28/1998	Brothers 5 Llc	,	ND /	\$0 I	INVALID SALE: TAX SALE	
Routing Number J44-101 16	GARY LAND CO'S. 1ST BL.101	T SUB. ALL LOTS 1 TO 5	01/01/1900 (BROTHERS 5 LLC	N N	ND /	\$0 I	VACANT 7/24/2018 RYR1-19: CHNG COND T GRADE TO D ON PAVING AND ADD	ED 5% OBS
Property Class 420 Small Detached Retail of Less Than						mercial	TO BLDG. D.WASHINGTON 7-24-18 F#1007 11/21/2014 15CE: 2015 Cyclical Entered Corrected condition on paving to poor and build		
Year: 2022		Iuation Records (Wo						given 75% obs	and building
	2022	Assessment Year	20			2019	2018	TJohnson 11/21/2014	
Location Information	WIP	Reason For Change		AA AA		AA	AA	11/21/2014 FDAT: FOLDER 1007	
County	10/02/2022	As Of Date	05/27/20	05/15/2021	05/23/2020	05/24/2019	05/05/2018	11/21/2014 MIS1: Miscellaneous 1	
_ake	Indiana Cost Mod	Valuation Method	Indiana Cost M	lod Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	C.SMITH 07/15/2013 PRICED LOADE METHOD ACRE TO SQFT	OCK/ LANE
Township	1.0000	Equalization Factor	• 1.00	1.0000	1.0000	1.0000	1.0000	METHOD ACKE TO SQFT	
CALUMET TOWNSHIP		Notice Required	\checkmark		\checkmark	\checkmark	\checkmark		
District 004 (Local 004)	\$19,700	Land	\$19,70	00 \$19,700	\$19,700	\$19,700	\$19,700		
Gary Corp - Calumet Twp - Gary Sc	\$0	Land Res (1)	5	\$0 \$0	\$0	\$0	\$0		
School Corp 4690	\$0	Land Non Res (2)		\$0 \$0		\$0	\$0		
GARY COMMUNITY	\$19,700 \$21,800	Land Non Res (3)	\$19,70 \$21,80			\$19,700 \$20,100	\$19,700 \$24,900		
Neighborhood 25914-004	\$21,800 \$0	Imp Res (1)		\$0 \$20,100 \$0 \$0		\$20,100 \$0	\$24,900 \$0		
Neighborhood- 25914	\$0	Imp Non Res (2)		\$0 \$0		\$0	\$0		
Section/Plat	\$21,800	Imp Non Res (3)	\$21,80			\$20,100	\$24,900		
Section/Flat	\$41,500	Total	\$41,50			\$39,800	\$44,600	Land Computation	16
Leasting Address (4)	\$0 \$0	Total Res (1) Total Non Res (2)		\$0		\$0 \$0	\$0 \$0	Calculated Acreage	0.
Location Address (1) 420-38 W 5TH AVE	\$41,500	Total Non Res (3)	\$41,50			\$39,800	\$44,600	Actual Frontage	1
GARY, IN 46402		Land Data (Sta	ndard Depth: Re	es 120', CI 120' B	ase Lot: Res 0' X ()', CI 0' X 0')		Developer Discount	Г.
	Land Pricing S				Adj. Ext.		arket		
	•		Size Factor		Rate Value			Parcel Acreage	0.
Zoning	Type Method ID				value value	70 EIIY 70 Fa	actor	91 Logal Drain NIV	0
Zoning	11 S		5625.00 1.73	\$.73 \$	1.26 \$19,688	% Elig % Fa		81 Legal Drain NV	
•			5625.00 1.73	\$.73 \$				82 Public Roads NV	0.
-			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV	0. 0.
Subdivision			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite	0. 0. 0.
Subdivision			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres	0. 0. 0. 0.
Subdivision Lot			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland	0. 0. 0. 0.
Subdivision Lot Market Model			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value	0.0 0.0 0.0 0.0 0.1
Subdivision Lot Market Model N/A			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage	0. 0. 0. 0.
Subdivision Lot Market Model N/A Characteristics			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre	0. 0. 0. 0. 0. 0.
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland	0.0 0.1 0.1 0.1 0.2 0.1 0.1
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard Level			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total	0.0 0.1 0.1 0.1 0.2 0.1 0.1 0.1
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard Level Public Utilities ERA			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classifed Value	0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard Level Public Utilities ERA All			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classifed Value Homesite(s) Value	0. 0. 0. 0. 0.
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard Level Public Utilities ERA All Streets or Roads TIF			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classified Value Homesite(s) Value 91/92 Value	0. 0. 0. 0. 0.
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard Level Public Utilities ERA All Streets or Roads TIF			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classified Value Homesite(s) Value 91/92 Value Supp. Page Land Value	0. 0. 0. 0.
Subdivision Lot Market Model N/A Characteristics Topography Flood Hazard Level Public Utilities ERA All Streets or Roads TIF Paved, Sidewalk Neighborhood Life Cycle Stage			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classified Value Homesite(s) Value 91/92 Value Supp. Page Land Value CAP 1 Value	0. 0. 0. 0. 0.
Topography Flood Hazard Level Image: Constraint of the second se			5625.00 1.73	\$.73 \$				82 Public Roads NV 83 UT Towers NV 9 Homesite 91/92 Acres Total Acres Farmland Farmland Value Measured Acreage Avg Farmland Value/Acre Value of Farmland Classified Total Farm / Classified Value Homesite(s) Value 91/92 Value Supp. Page Land Value	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0 0 0 0 0 0

45-08-04-258-0	031.000	-004		Clark	Jones Con	nmercia	I LLC		420-38 W	5TH AV	E		420, S	mall Det	ached Re	etail of l	ess Tha	Neigh	borhood-	25914	2/
	(Gener	al In	formation				_									F	loor/Use	Computat	ions	
)ccupancy C	/I Buildir	ng	P	re. Use	Light War	ehouse	3	2								Pricing	Key	GCI	GCI		
Description C	/I Buildir	ng C 0	1 P	re. Framin	g Wood Joi	st						125'				Use	LU	TLSTOR	LWRHSE		
Story Height 1			Ρ	re. Finish	Unfinishe	d										Use Ar	ea	2800 sqft	14315 sqft		
T ype N	I/A		#	of Units	0											Area N	ot in Use 1	1515 sqft	0 sqft		
	SB			В	1	U										Use %		19.6%	100.0%		
Vall Type			B:	1(486')	1: 2	(486')										Eff Per	imeter	486'	486'		
leating			28	300 sqft	14315 sqft	. ,										PAR		3	3		
VC																# of Ur	its / AC	0 / N	0 / N		
Sprinkler																Avg Ur	iit sz dpth				
Plumbi	na PES				Roofing											Floor		В	1		
Piuliibii	ng κ∈ο/ # T		¢ TF	Built		Meta	1									Wall H	eight	9'	15'		
ull Bath		гя 01				It Slate					đ	4315) Is Br				Base F	Rate	\$24.72	\$48.48		
alf Bath		0 0						115'			, ,				115	Frame	Adj	(\$7.86)	(\$13.84)		
Kitchen Sinks		0			GCK Adjustn	nonto						B				Wall H	eight Adj	\$0.00	(\$1.71)		
Vater Heaters		0) Low F			tio					1				Dock F	loor	\$0.00	\$0.00		
dd Fixtures		-														Roof Deck		\$0.00	\$0.00		
									Adj Base Rate BPA Factor		\$16.86	\$32.93									
				Phi								1.00	1.00								
Exterior Features Description Area Value												Sub Total (rate)		\$16.86	\$32.93						
Description		Area V												Interior Finish		\$0.00	\$0.00				
															Partitio	ns	\$0.00	\$0.00			
															Heating A/C		\$0.00	\$0.00			
								53'		3'		20' 3' 52'		52'				\$0.00	\$0.00		
														Sprinkler		\$0.00	\$0.00				
Special I	Feature	s		0	ther Plumbi	ng				Bui	Iding C	omputat	ions			Lightin	9	\$0.00	\$0.00		
Description		Va	lue	Descriptio	on	Val	ue S	ub-Tota	l (all floors)	\$	518,601	Garages	;		\$0	Unit Fi	nish/SR	\$0.00	\$0.00		
							R	acquetba	all/Squash		\$0	Fireplace	es		\$0	GCK A	dj.	\$0.00	\$0.00		
						T	heater B	alcony		\$0	Sub-Tot	al (building	I)	\$525,001	S.F. Pr	ice	\$16.86	\$32.93			
						Р	lumbing			\$6,400	Quality (Grade)		\$1	Sub-Te	otal					
							0	ther Plui	mbing		\$0	Location	Multiplier		1.04	Unit Co	ost	\$0.00	\$0.00		
								Special Features		\$0		Repl. Cost New		\$518,701		Elevated Floor		\$0.00			
								xterior F	eatures		\$0					Total (Use)	\$47,208	\$471,393		
									S	Summary	of Impr	ovement	ts								
escription			Res gibl	Story Height C	onstruction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate		Size	RCN	Norm Dep	Remain. Value		PC Nbhd	Mrkt	Imp Va
: C/I Building C	01		0%	1	Brick	C-1	1945	1945	77 VP		1.04		17,115	5 sqft	\$518,701	80%	\$103,740	80% 10	00% 1.000	1.0000	\$20,7
	ties - Lo:	а	0%	1		С	1945	1945	77 VP		1.04		20	9sqft	\$3,390	80%	\$680	0% 10	00% 1.000	1.0000	\$7
2: Docking Facilit	11C3 - L0	~		-																	