

45-08-04-336-001.000-004

Covenant Community LLC

601 FILLMORE ST

460, Theater

Neighborhood- 25914

1/2

General Information

Parcel Number 45-08-04-336-001.000-004
Local Parcel Number 001-25-44-0049-0001

Tax ID:

Routing Number 25914

Property Class 460 Theater

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004 )
School Corp 4690 GARY COMMUNITY
Neighborhood 25914-004
Section/Plat
Location Address (1) 601 FILLMORE ST GARY, IN 46402

Ownership

Covenant Community LLC
2567 Burchard DR
Saint Louis, MO 63136

Legal

GARY LAND CO'S, 1ST SUB BLOCK 49 LOTS 1 TO 4 EX S.7FT OF LOT 4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/25/2016 Covenant Community and 01/01/1900 BETHLEHEM EVANG.

Notes

4/13/2021 MIS1: VALUES TRENDED 2% FROM \$47,800 TO \$48,800. (2021)
11/18/2020 F113: TRENDED BY 2% FROM TAXYEAR 2019 PAY 2020 (\$47,800) (2020)
9/10/2020 F113: TRENDED FROM AN APPROVED 2017 FORM 134 (\$46,000) (2018)
8/17/2020 F113: TRENDED BY 2% FROM TAXYEAR 2018 PAY 2019 (\$46,900) (2019)
2/27/2020 134: PCC CORRECTED FROM 685 TO 460 AND NEIGHBORHOOD FROM 25966 TO 25914. HEATING AND AC REMOVED. REMOVED UTILITY SHED, CORRECTED PAVING GRADE FROM C TO D. REMOVED (1) FULL BATH AND ADDED (3) 1/2 BATHS, (3) DRINKING FOUNTAINS, (1) KITCHEN AND (1) EXTRA FIXTURE. APPLIED 70% OBSCOLESCENCE FOR EXTENSIVE INTERIOR DAMAGE. HOLES IN ROOF, MOLD THROUGHOUT, CRACKED FOUNDATION IN BASEMENT, BOILER SYSTEM HAS TO BE REMOVED AND REPLACED. BUILDING IS NOT HABITABLE AND REQUIRES EXTENSIVE REHAB TO CURE. (2017)

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 2022, 2021, and 2020 across various categories.

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 shows values for 11 S, 113, 14125.00, 1.00, \$.73, \$10,311, 0%, 0%, 1.0000, \$10,310.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023
Review Group 2020

Data Source N/A

Collector 07/12/2019 Darrick Washington Appraiser 09/24/2019 MARY SHAW

9/25/2019 RYR2-20: REMOVED STOOP AND CHANGED GRADE TO D AND CONDITION TO POOR ON PAVING. LFORD 9/25/2019 QS908

9/19/2018 134: Initial hearing: 9/14/2018. Taxpayer failed to appear. Calumet Township Assessor recommendation: PCC corrected from 685 to 460 and neighborhood from 25966 to 25914. (2017)

11/27/2017 18CE: ASSESSED CORRECTLY. D.WASHINGTON 11/27/17 F#25966-24

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.32), Actual Frontage (113), Developer Discount, Parcel Acreage (0.32), 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 (0.32), 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 (\$10,300), Total Value (\$10,300).

General Information

Table with 4 columns: Property Info, Pre. Use, Pre. Framing, Pre. Finish, # of Units. Includes rows for Occupancy, Description, Story Height, Type, Wall Type, Heating, A/C, Sprinkler.

Table with 4 columns: SB, B, 1, U. Includes row for Wall Type.

Table with 2 columns: Heating, A/C, Sprinkler. Includes rows for Heating, A/C, Sprinkler.

Plumbing RES/CI and Roofing

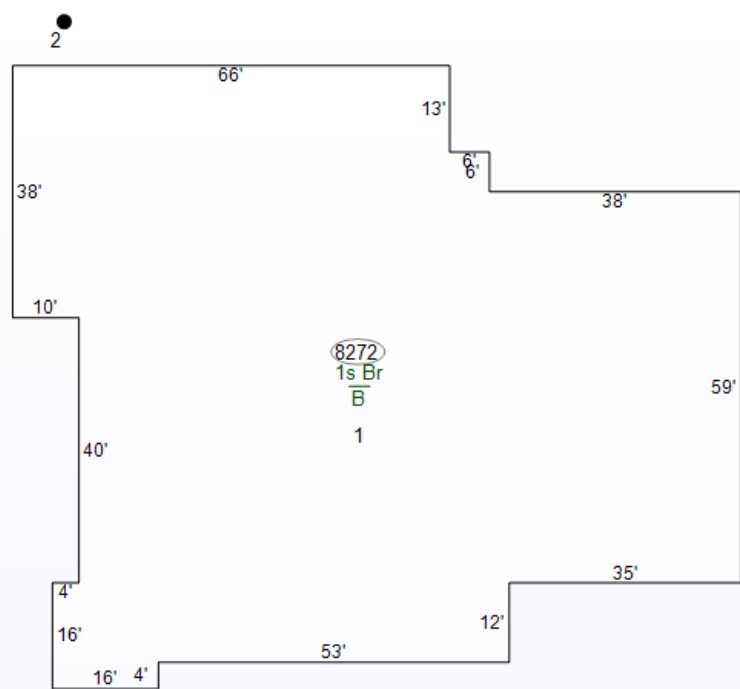
Table with 4 columns: #, TF, #, TF. Includes rows for Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

GCK Adjustments

Table with 4 columns: #, TF, #, TF. Includes rows for Low Prof, Ext Sheat, Insulatio, SteelGP, AluSR, Int Liner, HGSR, PPS, Sand Pnl.

Exterior Features

Table with 3 columns: Description, Area, Value.



Floor/Use Computations

Table with 4 columns: Pricing Key, Use, Use Area, Area Not in Use, Use %, Eff Perimeter, PAR, # of Units / AC, Avg Unit sz|dpth, Floor, Wall Height, Base Rate, Frame Adj, Wall Height Adj, Dock Floor, Roof Deck, Adj Base Rate, BPA Factor, Sub Total (rate), Interior Finish, Partitions, Heating, A/C, Sprinkler, Lighting, Unit Finish/SR, GCK Adj, S.F. Price, Sub-Total, Unit Cost, Elevated Floor, Total (Use).

THLEHEM LUTHERAN CHURCH

Special Features and Other Plumbing

Table with 4 columns: Description, Value, Description, Value. Includes rows for 3 x Drink Fount.

Building Computations

Table with 4 columns: Sub-Total, Base Rate, LCM, Adj Rate, Size, RCN, Repl. Cost New. Includes rows for Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features.

Summary of Improvements

Table with 19 columns: Description, Res Eligibl, Story Height, Construction, Grade, Year Built, Year, Eff Age, Eff Co nd, Base Rate, LCM, Adj Rate, Size, RCN, Norm Dep, Remain. Value, Abn Obs, PC, Nbhd, Mrkt, Improv Value. Includes rows for 1: C/I Building C 01, 2: Paving C 01.