

45-08-05-158-012.000-004

Checkmate Group LLC (The)

414 BRIDGE ST

401, 4 to 19 Family Apartments

Neighborhood- 25981

1/2

General Information

Parcel Number 45-08-05-158-012.000-004
Local Parcel Number 001-25-44-0223-0012

Tax ID:

Routing Number QS 377

Property Class 401
4 to 19 Family Apartments

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 25981-004
Neighborhood- 25981

Section/Plat

Location Address (1)
414 BRIDGE ST
GARY, IN 46404

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 2022

Ownership

Checkmate Group LLC (The)
3332 E 35th AVE
Lake Station, IN 46405

Legal

RESUB. GARY LAND CO'S. 6TH SUB. N2. L.22
BL.8 ALL OF L.23 & L.24 BL.8 S1/2 L.25
BL.8



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Commercial

Notes

8/31/2021 RYR4-22: CHNG COND TO VP AND ADDED 20% OBSO . D.WASHINGTON F#43
2/27/2019 FDRV: applied 30% obso. D.Washington 2-27-19
11/7/2018 SINF: SALES DATE:2/26/2018 SALES PRICE: 6000.00 CHANGES:NO CHANGES INVALID L.FORD
12/18/2017 18CE: FOLDER 25981 CHANGED CONDITION FRM POOR TO FAIR. L.FORD 12/18/17

5/19/2009 FDRV: ALLOCATIONS CORRECTED: M.GARDNER

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	4

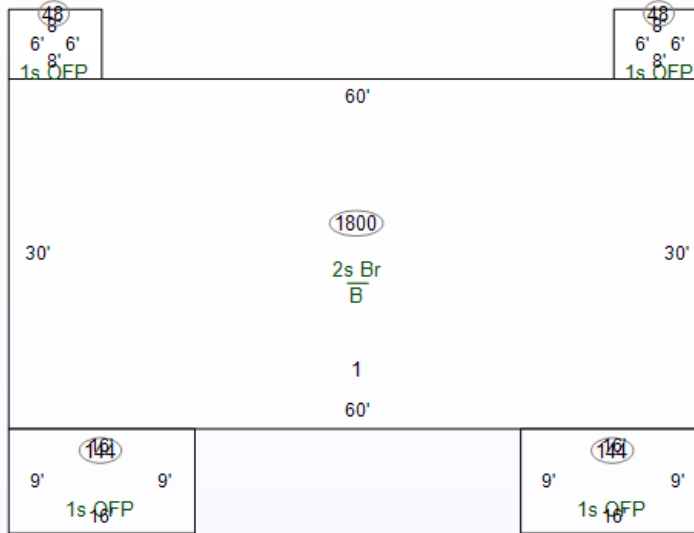
	SB	B	1	U
Wall Type	B: 1(180')	1: 1(180')	U: 1(180')	
Heating	1800 sqft	1800 sqft	1800 sqft	
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	144	\$6,400
Porch, Open Frame	144	\$6,400
Porch, Open Frame	48	\$3,400
Porch, Open Frame	48	\$3,400

Special Features Other Plumbing

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR	GCR
Use	UTLSTOR	APART	APART
Use Area	1800 sqft	1800 sqft	1800 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	180'	180'	180'
PAR	10	10	10
# of Units / AC	0 / N	2 / N	2 / N
Avg Unit sz dpth		900	900
Floor	B	1	2
Wall Height	8'	9'	9'
Base Rate	\$31.30	\$87.11	\$58.23
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$31.30	\$87.11	\$58.23
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$31.30	\$87.11	\$58.23
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$7.62	\$7.62
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$31.30	\$94.73	\$65.85
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$56,340	\$170,514	\$118,530

Building Computations

Sub-Total (all floors)	\$345,384	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$369,784
Plumbing	\$4,800	Quality (Grade)	\$369,785
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$384,575
Exterior Features	\$19,600		

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: C/I Building C 01	0%	2	Brick	C	1912	1912	110 VP		1.04		5,400 sqft	\$384,575	80%	\$76,920	50%	100%	1.000 1.0000	\$38,500