45-08-05-158-012.000-004	Checkmate G	oup LLC (The)	414 BRID	GE ST	г	401, 4	to 1	9 Fan	nily Apartn	nents	Neighborhood- 25981	1/2
General Information	Ov	vnership			Т	ransfer of Ov	vners	hip			Notes	
Parcel Number	Checkmate Grou		Date	Owr	ner	Doc	D Co	de B	ook/Page A	dj Sale Price V/I	8/31/2021 RYR4-22: CHNG COND T ADDED 20% OBSO . D.WASHINGTO	
45-08-05-158-012.000-004	3332 E 35th AVE Lake Station, IN 46405				kmate Group LLC			Qu 2022/544357		\$0 I		
Local Parcel Number	Lake Station, IN	40400	05/13/2021	Endri	is, Brandon			Та	2021/	\$0 I	2/27/2019 FDRV: applied 30% obso. 2-27-19	D.Washington
001-25-44-0223-0012			02/26/2018	NAT	O Investments LL	213	66	Qu	1	\$0 I	11/7/2018 SINF: SALES DATE:2/26/2	2019
Tax ID:		Legal	01/19/2018	Garc	ia, David		٧	ND	1	\$0 I	SALES PRICE: 6000.00	2018
	RESUB. GARY LAND	CO'S. 6TH SUB. N2. L.22	04/28/2009	Wats	on Jr, Willie J		٧	ND	1	\$0 I	CHANGES:NO CHANGES INVALID	
Routing Number	BL.8 ALL OF L.23 & L. BL.8	24 BL.8 S1/2 L.25	12/12/2006	PAY	TON, WILLIE & W		٧	ND	1	\$0 I	L.FORD	
QS 377 Property Class 401 4 to 19 Family Apartments						(Comr	nerci	al		12/18/2017 18CE: FOLDER 25981 C CONDITION FRM POOR TO FAIR. L 12/18/17	
		aluation Records (Wo		s value	es are not certi	fied values a	nd are	e subj	ect to chang	je)	5/19/2009 FDRV:	
Year: 2022	2022	Assessment Year		2022	2021		2020		2019	2018	ALLOCATIONS CORRECTED: M.GA	RDNER
Location Information	WIP	Reason For Chang	e	AA	AA		AA		AA	AA		
County	01/09/2022	As Of Date	05/27/	2022	05/15/2021	05/23/	2020		05/24/2019	05/05/2018		
Lake	Indiana Cost Mod	Valuation Method	Indiana Cost	Mod	Indiana Cost Mod	I Indiana Cost	t Mod	Indiar	na Cost Mod	Indiana Cost Mod		
Township	1.0000	Equalization Facto	r 1.	0000	1.0000) 1.	.0000		1.0000	1.0000		
CALUMET TOWNSHIP		Notice Required		✓	\checkmark		✓		\checkmark			
District 004 (Local 004)	\$19,500	Land		,500	\$19,500		,500		\$19,500	\$19,500		
Gary Corp - Calumet Twp - Gary Sc	\$0	Land Res (1)	¢10	\$0	\$0		\$0		\$0	\$0		
School Corp 4690	\$19,500	Land Non Res (2)	\$19	,500	\$19,500		,500		\$19,500	\$19,500		
GARY COMMUNITY	\$0	Land Non Res (3)	¢00	\$0	\$(\$0		\$0	\$0		
Neighborhood 25981-004	\$38,500 \$0	Improvement Imp Res (1)	\$38	, 500 \$0	\$49,600 \$(, 600 \$0		\$49,600 \$0	\$70,900 \$0		
Neighborhood- 25981	\$38,500	Imp Non Res (2)	\$38	,500	\$49,600		,600		\$49,600	\$70,900		
Section/Plat	\$0	Imp Non Res (3)		\$0	\$0		\$0		\$0	\$0		
Section/Flat	\$58,000	Total	\$58	,000	\$69,100		,100		\$69,100	\$90,400	Land Computatio	
	\$0 \$58,000	Total Res (1) Total Non Res (2)	¢59	\$0 ,000	\$0 \$69,100		\$0 ,100		\$0 \$69,100	\$0 \$90,400	Land Computation	
Location Address (1) 414 BRIDGE ST	\$00,000	Total Non Res (3)	φ00	\$0	\$09,100		\$0		\$03,100 \$0	\$90,400	Calculated Acreage Actual Frontage	0.26
GARY, IN 46404		Land Data (Sta	andard Depth:		· ·	ase Lot: Res)', CI 0			•	
	Land Pricing					Adj.	Ext.		Res Ma	rket	Developer Discount	
Zoning	Type Method I		Size Facto	or			alue		Elig % Fa		Parcel Acreage	0.26 0.00
-	11 S	0 1	1247.19 2.3	0	\$.75	\$1.73 \$1	9,458	0%	0% 1.0	000 \$19,460	81 Legal Drain NV 82 Public Roads NV	0.00
Subdivision												
											83 UT Towers NV	0.00
Lot											9 Homesite	0.00
201											91/92 Acres	0.00
Market Model											Total Acres Farmland	0.26
N/A											Farmland Value	\$0
Characteristics											Measured Acreage	0.00
Topography Flood Hazard											Avg Farmland Value/Acre	0.0
Level											Value of Farmland	\$0
Public Utilities ERA											Classified Total	\$0
											Farm / Classifed Value	\$0 \$0
											Homesite(s) Value	\$0
Streets or Roads TIF											91/92 Value	\$0
Paved, Sidewalk											Supp. Page Land Value	
Neighborhood Life Cycle Stage											CAP 1 Value	\$0 \$10 500
Static Printed Saturday, January 7, 2023											CAP 2 Value CAP 3 Value	\$19,500 \$0
Review Group 2022	Data Source N	/A Co	llector 08/31/2	2021	Darrick Wash	ingto App	raiser	08/3	1/2021 M	ARY SHAW	Total Value	\$19,500
•						5 1/1-						ψ10,000

45-08-05-158-012.000-004 Checkmate Group LLC (The) General Information			e) 414 BRIDO	GE ST	401, 4	to 19 Family Apar	tments	Neighborhood- 25981			2
								Floor/Us	e Computat	ions	
Occupancy C/I Building	Pre. Use Apartmen	t					Pricing Key	GCR	GCR	GCR	
Description C/I Building C 01	Pre. Framing Wood Jois	st					Use	UTLSTOR	APART	APART	
Story Height 2	Pre. Finish Finished [Divided					Use Area	1800 sqft	1800 sqft	1800 sqft	
Type N/A	# of Units 4		6' 6'			(48) 6' 6'	Area Not in Use	0 sqft	0 sqft	0 sqft	
SB	B 1	U				1s 0FP	Use %	100.0%	100.0%	100.0%	
Wall Type B: 1(180')	1: 1(180') U	: 1(180')			60'		Eff Perimeter	180'	180'	180'	
	1800 sqft 1800 sqft	1800 sqft					PAR	10	10	10	
A/C							# of Units / AC	0 / N	2 / N	2 / N	
Sprinkler							Avg Unit sz dpth		900	900	
Plumbing RES/CI	Roofing			(1)	800		Floor	В	1	2	
<u> </u>	TF Built Up Tile	Metal	30'			30'	Wall Height	8'	9'	9'	
Full Bath 0 0 0		t Slate			s Br		Base Rate	\$31.30	\$87.11	\$58.23	
Half Bath 0 0 0	0 Other				B		Frame Adj	\$0.00	\$0.00	\$0.00	
Kitchen Sinks 0	0 GCK Adjustm	nonte					Wall Height Adj	\$0.00	\$0.00	\$0.00	
Water Heaters 0		at Insulatio			1		Dock Floor	\$0.00	\$0.00	\$0.00	
Add Fixtures 0 0 3	3 SteelGP AluSR	Int Liner			60'		Roof Deck	\$0.00	\$0.00	\$0.00	
Total 0 0 3	3 HGSR PPS	Sand Pnl		, ,	00	-	Adj Base Rate	\$31.30	\$87.11	\$58.23	
	r Features		14			144	BPA Factor	1.00	1.00	1.00	
Description	Area	Value	9' 9'			9' 9'	Sub Total (rate)	\$31.30	\$87.11	\$58.23	
Porch, Open Frame	144	\$6,400	1s AgFP			1s A€FP	Interior Finish	\$0.00	\$0.00	\$0.00	
Porch, Open Frame	144	\$6,400		_			Partitions	\$0.00	\$0.00	\$0.00	
Porch, Open Frame	48	\$0,400					Heating	\$0.00	\$0.00	\$0.00	
Porch, Open Frame	48	\$3,400					A/C	\$0.00	\$0.00	\$0.00	
Forch, Open Flame	40	φ3,400					Sprinkler	\$0.00	\$0.00	\$0.00	
Special Features	Other Plumbin	ng		Building C	omputations		Lighting	\$0.00	\$0.00	\$0.00	
Description Value	Description	Value	Sub-Total (all floors)	\$345,384	Garages	\$0	Unit Finish/SR	\$0.00	\$7.62	\$7.62	
			Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00	\$0.00	
			Theater Balcony	\$0	Sub-Total (buildin	g) \$369,784	S.F. Price	\$31.30	\$94.73	\$65.85	
			Plumbing	\$4,800	Quality (Grade)	\$369,785	Sub-Total				
			Other Plumbing	\$0	Location Multiplier	1.04	Unit Cost	\$0.00	\$0.00	\$0.00	
			Special Features	\$0	Repl. Cost New	\$384,575	Elevated Floor	\$0.00	\$0.00	\$0.00	
			Exterior Features	\$19,600			Total (Use)	\$56,340	\$170,514	\$118,530	
			S	ummary of Impr	ovements						
Description Res		Grade Yea	ar Eff Eff Co	Base ICM	Adj	Size RCN	Norm Remai		PC Nbhd	Mrkt	Imp
. Eligib	n Height	Du	It Year Age nd 2 1912 110 VP	Rate 1.04	Rate	0 sqft \$384,575	Dep Val 80% \$76,9		00% 1.000		Va ¢20
1: C/I Building C 01 0%	0 ∠ Brick	C 191	2 1912 110 VP	1.04	5,40	o Sylt \$304,375	00% \$76,9	20 30% I	UU% I.UUU	1.0000	\$38,