

45-08-05-251-003.000-004

FH Group Inc

314 TAFT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2527

1/2

General Information

Parcel Number 45-08-05-251-003.000-004
Local Parcel Number 001-25-44-0208-0023

Tax ID:

Routing Number 2527-11

Property Class 510
1 Family Dwell - Platted Lot

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 2527-004
Neighborhood- 2527

Section/Plat

Location Address (1)
314 TAFT ST
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2527-004 - Residential

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 2021

Ownership

FH Group Inc
6321 Dempster Street Unit 263
Morton Grove, IL 60053

Legal

GARY LAND CO'S, 5TH SUB, S. 6 FT. L.22 BL.14
ALL L.23 BL.14 N.6 FT. L.24 BL.14



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Notes

1/22/2021 SINP: Data Entered Sales Disclosure Invalid, Tax Sale
Sale date 05/21/2020
Sale Price \$5,500
No Physical characteristic changes made.
9/24/2020 RYR3-21: No physical characteristic changes have been made as of 9/22/2020. Folder 2527-11
10/11/2016 17CE: (2527-11) DATA ENTERED. CORRECTED GRADE FROM D+1 TO D+2 AND COND FROM FAIR TO POOR AND DETGAR COND FROM FAIR TO POOR REMOVED CNPY AND ADDED FIREPLACE. C.RATTLER, 10/11/2016
9/14/2011 FDAT: QS 807 FLDR#956 6-29-95 J GIBSON

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 valuation data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 132', CI 132' 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 F, F, 42, 42x125, 0.98, \$146, \$143, \$6,006, 0%, 100%, 0.7300, \$4,380.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.12), Actual Frontage (42), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$4,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,400).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	112 - Conventional
Finished Area	1216 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	144	\$8,900
Stoop, Masonry	40	\$1,800
Stoop, Masonry	30	\$1,500

Plumbing

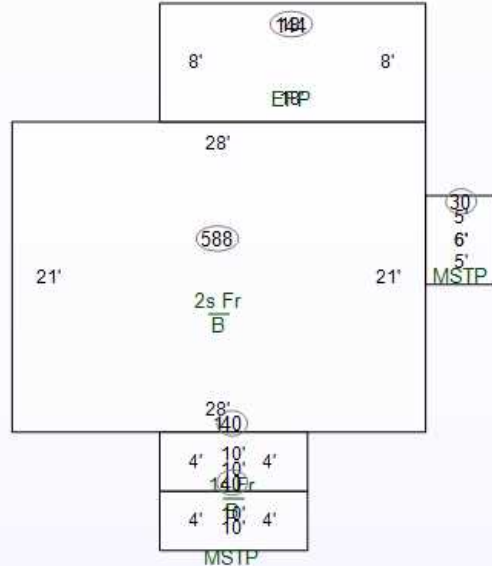
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	628	628	\$57,700	
2	1Fr	588	588	\$30,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		628	0	\$21,000	
Crawl					
Slab					

Total Base \$109,200

Adjustments 1 Row Type Adj. x 1.00 \$109,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:628 2:588	\$4,300
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$118,200

Sub-Total, 1 Units

Exterior Features (+)	\$12,200	\$130,400
Garages (+) 0 sqft	\$0	\$130,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
Replacement Cost		\$122,054

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: Single-Family R 01	100%	2	Wood Frame	D+2	1940	1940	82 P		1.04		1,844 sqft	\$122,054	75%	\$30,510	0%	100%	1.000	0.7500	\$22,900
2: Detached Garage R 01	100%	1	Wood Frame	D	1964	1964	58 P	\$39.23	1.04	\$32.64	17'x20'	\$11,097	65%	\$3,880	0%	100%	1.000	0.7500	\$2,900