

45-08-05-278-012.000-004

FH Group Inc

365 GARFIELD ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2527

1/2

General Information

Parcel Number 45-08-05-278-012.000-004
Local Parcel Number 001-25-44-0187-0002

Tax ID:

Routing Number J44-187 26

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)
365 GARFIELD 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. 4TH. SUBDIVISION ALL L.2
BL.33



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/08/2022 to 03/15/2010.

Notes

3/21/2022 SINP: Data entered sale disclosure sale date 3/8/22 sale price \$14,000.00 sold on tax sale invalid sale no changes made as of today.T.Caldwell 3/21/22
8/18/2020 RYR3-21: 2527-13 Data Entered No Physical characteristic changes made. A. Boudreaux 08/18/2020
10/4/2016 17CE: DATA ENTERED. DWELLING GRADE CORRECTED FROM C TO D+2. DDANIELS 10-4-16 2527-6

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 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, 45, 45x125, 0.98, \$146, \$143, \$6,435, 0%, 100%, 0.7300, \$4,700.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$4,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,700).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 1442 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

| Description       | Area | Value   |
|-------------------|------|---------|
| Stoop, Masonry    | 30   | \$1,500 |
| Porch, Open Frame | 28   | \$2,700 |

**Plumbing**

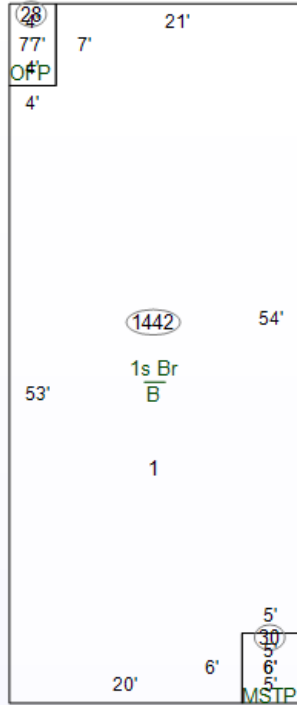
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 7  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 0 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 7 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 7          | 1442 | 1442   | \$110,100 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         | 1442 | 0      | \$33,500  |        |
| Crawl        |      |        |           |        |
| Slab         |      |        |           |        |

**Total Base** \$143,600

**Adjustments 1 Row Type Adj. x 1.00** \$143,600

|                  |                           |
|------------------|---------------------------|
| Unfin Int (-)    | \$0                       |
| Ex Liv Units (+) | \$0                       |
| Rec Room (+)     | \$0                       |
| Loft (+)         | \$0                       |
| Fireplace (+)    | MS:1 MO:1 \$4,500         |
| No Heating (-)   | \$0                       |
| A/C (+)          | 1:1442 \$3,500            |
| No Elec (-)      | \$0                       |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+)   | \$0                       |
| Elevator (+)     | \$0                       |

**Sub-Total, One Unit** \$153,200

**Sub-Total, 1 Units**

|                                   |         |           |
|-----------------------------------|---------|-----------|
| Exterior Features (+)             | \$4,200 | \$157,400 |
| Garages (+) 0 sqft                | \$0     | \$157,400 |
| Quality and Design Factor (Grade) | 0.90    |           |
| Location Multiplier               | 1.04    |           |

**Replacement Cost** \$147,326

**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%        | 1            | Brick        | D+2   | 1928       | 1940     | 82 F          |           | 1.04 |          | 2,884 sqft | \$147,326 | 65%      | \$51,560      | 0%      | 100% | 1.000 | 0.7500 | \$38,700     |