

45-08-05-305-005.000-004

Ghanadon Enterprises Inc

521-33 TANEY ST

401, 4 to 19 Family Apartments

Neighborhood- 25981

1/2

General Information

Parcel Number 45-08-05-305-005.000-004
Local Parcel Number 001-25-47-0412-0034
Tax ID:

Ownership

Ghanadon Enterprises Inc
11650 Walnut Ridge DR
Palos Park, IL 60404

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 08/01/2022 to 01/01/1900.

Legal

WAVERLY PARK PT. L.18 BL.3

Notes

9/20/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 7/3/2019. LFFORD 9/20/2019 QS 708
3/27/2017 MIS1:
10/26/2015 16CE: 2016 Cyclical Entered CHANGE LAND PRICING FROM ACRES TO SQ FEET, REMOVE 2% LAND INFLUENCE FACTOR. 10/26/2015 E HARRIS
3/12/2015 ENTR: Reassess Viewed & Entered NO CHANGE. J. TILLMAN 06/15/2011

Routing Number J47-412 5

Property Class 401
4 to 19 Family Apartments



Commercial

Year: 2022

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2022, 2021, 2020, 2019, 2018. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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)
521-33 TANEY ST
GARY, IN 46404

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$14,600.

Zoning

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 1: 11, S, 0, 9000.00, 2.16, \$.75, \$1.62, \$14,580, 0%, 0%, 1.0000, \$14,580.

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A

Collector 07/03/2019

Darrick Washington

Appraiser 09/20/2019

MARY SHAW

General Information

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

	SB	B	1	U
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Wall Type 1: 2(208') U: 2(208')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

Roofing

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

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

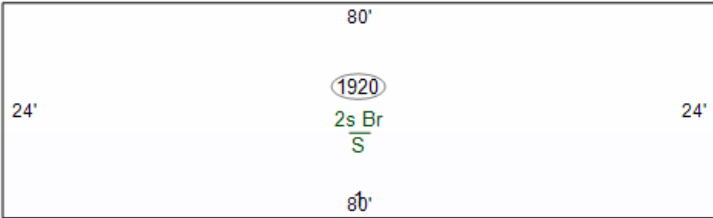
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCR	GCR
Use	APART	APART
Use Area	1920 sqft	1920 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	208'	208'
PAR	11	11
# of Units / AC	4 / N	0 / N

Avg Unit sz|dpth

Floor	1	2
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Wall Height 9' 9'

Base Rate \$103.89 \$75.38

Frame Adj \$0.00 \$0.00

Wall Height Adj \$0.00 \$0.00

Dock Floor \$0.00 \$0.00

Roof Deck \$0.00 \$0.00

Adj Base Rate \$103.89 \$75.38

BPA Factor 1.00 1.00

Sub Total (rate) \$103.89 \$75.38

Interior Finish \$0.00 \$0.00

Partitions \$0.00 \$0.00

Heating (\$4.96) (\$4.96)

A/C \$0.00 \$0.00

Sprinkler \$0.00 \$0.00

Lighting \$0.00 \$0.00

Unit Finish/SR \$34.33 \$0.00

GCK Adj. \$0.00 \$0.00

S.F. Price \$133.26 \$70.42

Sub-Total

Unit Cost \$0.00 \$0.00

Elevated Floor \$0.00 \$0.00

Total (Use) \$255,859 \$135,206

Building Computations

Sub-Total (all floors)	\$391,066	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$391,066
Plumbing	\$0	Quality (Grade)	\$391,067
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$406,708
Exterior Features	\$0		

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	0%	2	Brick	C	1948	1948	74 VP		1.04		3,840 sqft	\$406,708	80%	\$81,340	50%	100%	1.000	1.0000	\$40,700