

45-08-06-326-001.000-004

Northwest Indiana Community D

4280 W 5TH AVE

430, Restaurant, Cafeteria or Bar

Neighborhood- 25905

1/2

General Information

Parcel Number 45-08-06-326-001.000-004
Local Parcel Number 001-25-40-0032-0057

Tax ID:

Routing Number 507

Property Class 430 Restaurant, Cafeteria or Bar

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 25905-004 Neighborhood- 25905

Section/Plat 6

Location Address (1) 4280 W 5TH AVE GARY, IN 46406

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Northwest Indiana Community Develop 6220 Hemlock Gary, IN 46403

Legal

PT. W1/2 BEG. ON N. LINE 5TH AVE. 983FT. E. OF W. LINE SEC. 125X100 FT. S.6 T.36 R.8 .29A.



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

Land Data (Standard Depth: Res 120', CI 120' 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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for dates 06/28/2018, 03/26/2004, 02/25/2004, 12/13/2000, 10/21/1988, 01/01/1900.

Commercial

Notes

9/24/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 9/23/2019. LFORD 9/24/2019 QS507
4/18/2019 MIS1: Corrected construction type of detached garage to wood frame.
12/17/2018 BPER: ADDED A DET GAR TO BUILDING KSTINED 12/17/18
11/20/2015 16CE: 2016 Cyclical Entered NO CHANGE C.SMITH 11-20-15
2/25/2015 DBAS: JERRY'S RIBS AND CHICKEN FOLDER 507. Building open Now DBA as Try these Ribs 02/2015
7/17/2013 MISC: MISCELLANEOUS C.SMITH 07/17/2013 REMOVED MINGOLF

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.

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(224')
Heating	2086 sqft
A/C	2086 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
0	0	0	0
0	0	0	0

GCK Adjustments

Water Heaters	0	0
Add Fixtures	0	5
Total	0	5

Exterior Features

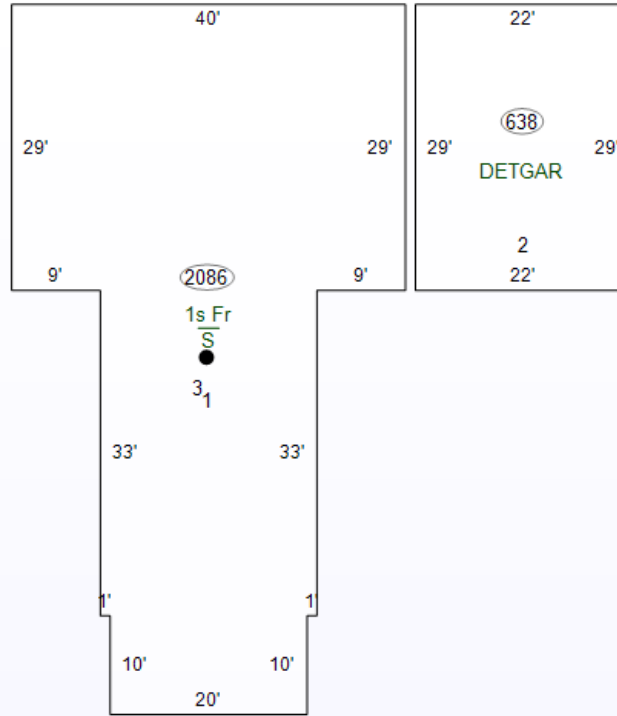
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	2086 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	224'
PAR	11
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'

Base Rate	\$126.87
Frame Adj	(\$10.86)
Wall Height Adj	(\$3.56)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$112.45
BPA Factor	1.00
Sub Total (rate)	\$112.45
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$234,571	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$242,571
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$201,819
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 C 01	0%	1	Wood Frame	D	1966	1966	56 F	\$2.14	1.04	\$1.78	3,000 sqft	\$5,350	80%	\$1,070	0%	100%	1.000	1.0000	\$1,100
2: Detached Garage	0%	1	Wood Frame	D	2017	2017	5 F	\$30.86	1.04	\$25.68	638 sqft	\$16,381	12%	\$14,420	0%	100%	1.000	1.0000	\$14,400
3: Paving C 01	0%	1	Asphalt	D	1966	1966	56 P	\$2.14	1.04	\$1.78	3,000 sqft	\$5,350	80%	\$1,070	0%	100%	1.000	1.0000	\$1,100