

45-08-07-279-018.000-004

Signature Acquisitions LLC

1124-28 Chase ST

429, Other Retail Structures

Neighborhood- 25970

1/2

General Information

Parcel Number 45-08-07-279-018.000-004

Local Parcel Number 001-25-42-0155-0047

Tax ID:

Routing Number 609

Property Class 429 Other Retail Structures

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 25970-004 Neighborhood- 25970

Section/Plat

Location Address (1) 1124-28 Chase ST GARY, IN 46404

Zoning

Subdivision

Lot

Market Model N/A

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 2020

Ownership

Signature Acquisitions LLC 1833 W 20th AVE Gary, IN 46404

Legal

CONDIT-MCGINNITY'S 7TH ADD ALL LOTS 45 & 46 BL1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/30/2020 to 01/01/1900.

Notes

5/11/2020 MIS1: 2020 applied 40% obs to building per for134 Tjohnson
9/16/2019 RYR2-20: BUILDING LABEL CORRECTED FROM 1sCnrt/S TO 1sCB/S AND REMOVED 50% OBSOLESCENCE. PAVING CONDITION FROM FAIR TO POOR AND REMOVED 40% OBSOLESCENCE. (Q.S. 609) S. FORD 9/16/2019
9/29/2017 F134: CORRECTED LAND FACTOR TO 1.00 AND APPLIED 40% OBSOLESCENCE TO BUILDING AND PAVING. D.WASHINGTON. Upon further review obsolescence was increased to 50% from 40% per Mary Shaw. 10/17/2017
11/20/2015 16CE: 2016 Cyclical Entered FOLDER 609- CHANGE LAND PRICING FROM ACRES TO SQ FEET, REMOVE LAND INFLUENCE. 11/20/2015 E HARRIS
6/22/2013 DBAS: MINI MART
6/22/2013 FDRV: #229 7/18/03

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 values 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. Row shows values for land type 11, pricing method S, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (0), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$4,400), Total Value (\$4,400).

**General Information**

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

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(240')
<b>Heating</b>	2675 sqft
<b>A/C</b>	2274 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	2
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	0	0
<b>Total</b>	0	0	2

**GCK Adjustments**

<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		
<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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

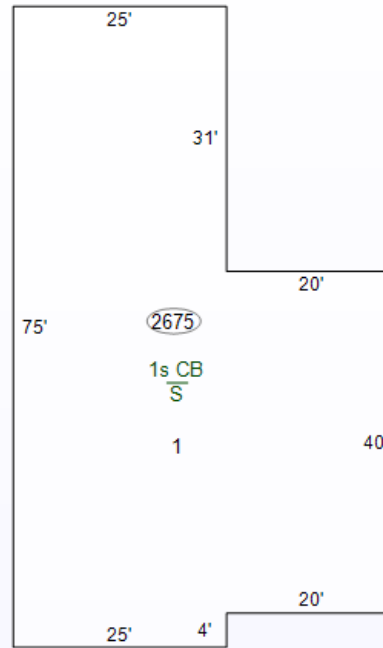
<b>Description</b>	<b>Value</b>
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**Other Plumbing**

<b>Description</b>	<b>Value</b>
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$230,783</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$240,383</b>
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$199,998</b>
Exterior Features	\$0		



**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM
<b>Use</b>	UTLSTOR	GENRET
<b>Use Area</b>	401 sqft	2274 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	15.0%	85.0%
<b>Eff Perimeter</b>	240'	240'
<b>PAR</b>	9	9
<b># of Units / AC</b>	0	0
<b>Avg Unit sz dpth</b>	-1	-1
<b>Floor</b>	1	1
<b>Wall Height</b>	10'	10'

<b>Base Rate</b>	<b>\$68.90</b>	<b>\$109.30</b>
Frame Adj	(\$14.26)	(\$10.86)
Wall Height Adj	(\$4.24)	(\$5.84)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$50.40</b>	<b>\$92.60</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$50.40</b>	<b>\$92.60</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$50.40</b>	<b>\$92.60</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$20,210</b>	<b>\$210,572</b>

**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	Concrete Block	D	1962	1968	54 P		1.04		2,675 sqft	\$199,998	80%	\$40,000	40%	100%	1.000	1.0000	\$24,000
2: Paving C 01	0%	1	Asphalt	D	2000	2000	22 P	\$2.14	1.04	\$1.78	2,500 sqft	\$4,458	80%	\$890	40%	100%	1.000	1.0000	\$500