

45-08-08-176-004.000-004

Thompson, Cecil & Luella Thom

2553 W 11TH AVE

420, Small Detached Retail of Less Tha

Neighborhood- 25970

1/2

General Information

Parcel Number 45-08-08-176-004.000-004
Local Parcel Number 001-25-45-0148-0008

Tax ID:

Routing Number J45-148 230

Property Class 420 Small Detached Retail of Less Than

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 25970-004
Section/Plat
Location Address (1) 2553 W 11TH AVE GARY, IN 46404

Ownership

Thompson, Cecil & Luella Thompson
1922 Georgia ST
Gary, IN 46407

Legal

JEFFERSON LAND & REALTY CO'S. SUB NO. 1
L.8 BL.6 ALL L.9 BL.6

Transfer of Ownership

Date 01/01/1900 Owner Thompson, Cecil & Lu
Doc ID Code Book/Page Adj Sale Price V/I
WD / \$0 I

Notes

9/24/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 9/20/2019. LFORD 9/24/2019 QS 709-B
9/16/2015 16CE: 2016 Cyclical Entered CORRECT ASSESSMENT. B SEASE 9/16/15
1/12/2012 DBAS: LADY DORSEY
1/12/2012 FDAT: FOLDER 709B



Commercial

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2022, 2021, 2020, 2019, 2018 data for various categories.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 12 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, A, 50, 0.1430, 2.40, \$32,500, \$78,000, \$11,154, 0%, 0%, 1.0000, \$11,150

Zoning

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 07/01/2019

Darrick Washingto

Appraiser 09/20/2019

MARY SHAW

Land Computations

Table with 2 columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$11,200), Total Value (\$11,200)

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(114')
Heating	800 sqft
A/C	800 sqft
Sprinkler	

Plumbing RES/CI

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

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

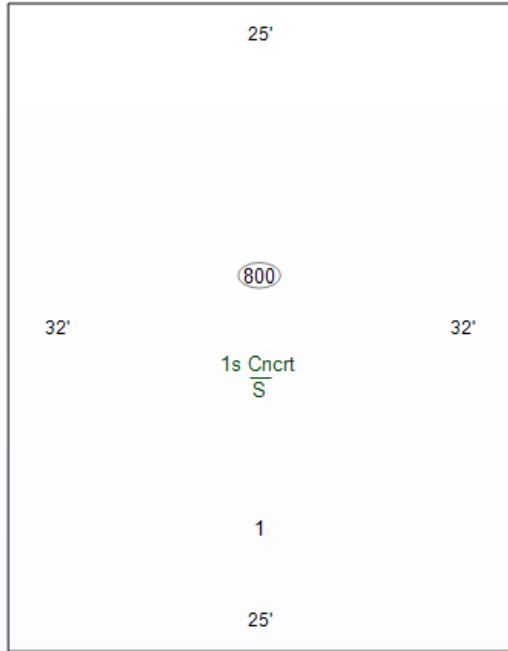
Description	Value
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Building Computations

Sub-Total (all floors)	\$109,808	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$114,608
Plumbing	\$4,800	Quality (Grade)	\$103,148
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$107,273
Exterior Features	\$0		

Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	800 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	114'
PAR	14
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$152.58
Frame Adj	(\$10.86)
Wall Height Adj	(\$4.46)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$137.26
BPA Factor	1.00
Sub Total (rate)	\$137.26
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$137.26
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$109,808



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	D+2	1956	1956	66 F		1.04		800 sqft	\$107,273	80%	\$21,450	0%	100%	1.000	1.0000	\$21,500