

45-08-09-156-011.000-004

GaryInd Properties LLC

1148 PIERCE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-156-011.000-004
Local Parcel Number 001-25-44-0296-0012

Tax ID:

Routing Number J44-296 12

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 2539-004
Neighborhood- 2539

Section/Plat

Location Address (1)
1148 PIERCE ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - 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 2019

Ownership

GaryInd Properties LLC
3225 McLeod Drive Suite 100
Las Vegas, NV 89121

Legal

GARY LAND CO'S 11TH SUB. L.12 B.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/03/2022 to 01/01/1900.

Notes

9/12/2022 RYR1-23: NO PHYSICAL CHANGES AS OF 9/12/22. D.WASHINGTON 9/12/2022
7/21/2022 SINP: Data entered sale disclosure sale date 6/3/2022 sale price \$12,000.00 not open market sale.
9/22/2021 SINP: changed cond from fair to poor
Data entered Sales Disclosure. Sold 06-04-21 for \$700. Invalid sale - Tax Sale.
10/11/2018 RYR1-19: Data entered 10-11-18. Folder #2539-142. Assessment correct.
10/22/2015 15CE: 2015 Cyclical Entered 2539-33 1/5/2015 CSWEEZER

10/22/2015 FDAT: QS 909 FLDR 963 7/14/95 B DAVIS

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). 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, 30, 30x110, 0.93, \$74, \$69, \$2,070, 0%, 100%, 0.8300, \$1,720.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (30), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$1,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,700).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	1145 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	55	\$3,700
Porch, Enclosed Frame	48	\$4,900

Plumbing

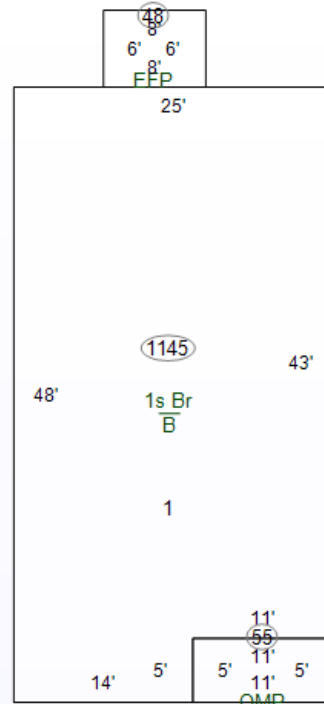
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1145	1145	\$96,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1145	0	\$29,100	
Crawl				
Slab				

Total Base	\$125,200
Adjustments	1 Row Type Adj. x 1.00
	\$125,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$125,200	
Sub-Total, 1 Units		
Exterior Features (+)	\$8,600	\$133,800
Garages (+) 0 sqft	\$0	\$133,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost	\$125,237	

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	1926	1926	96 P		1.04		2,290 sqft	\$125,237	75%	\$31,310	20%	100%	1.000 0.6300	\$15,800