

45-08-09-257-036.000-004

Black Legacy LLC Series 1380 J

1380 JACKSON ST

530, 3 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-257-036.000-004
Local Parcel Number 001-25-44-0295-0032

Tax ID:

Routing Number J44-295 25

Property Class 530
3 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)
1380 JACKSON ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Black Legacy LLC Series 1380 Jackson
1921 Ridge Road
Homewood, IL 60430

Legal

GARY LAND CO'S. 11TH SUB. ALL L.34 BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/16/2021 to 01/01/1900.

Notes

9/15/2022 RYR1-23: No Physical Characteristic Change as of 09/15/22
1/19/2021 SINP: Data entered
Sales Disclosure
Sales date: 12.21.2020
Sale price: 5200.00
Tax Sale
T.Poe
10/17/2018 RYR1-19: Property assessed correctly. Folder 146 10/16/2018

1/2/2015 15CE: 2015 Cyclical Entered A. Boudreaux 01/02/2015 (2539-15)

1/2/2015 F113: Form 113
25% eco obso for rental unit..2007.2/27/09 d cruz

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 valuation details for 2022 and previous years.

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, 30x121, 0.96, \$74, \$71, \$2,130, 0%, 100%, 0.8300, \$1,770.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (30), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$1,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,800).

**General Information**

<b>Occupancy</b>	Triplex
<b>Description</b>	Triplex R 01
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2092 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Stoop, Masonry	40	\$1,800
Porch, Enclosed Frame	168	\$9,700
Porch, Enclosed Frame	168	\$6,200

**Plumbing**

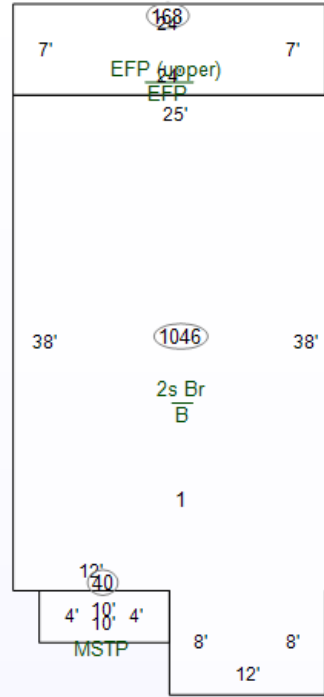
	#	TF
<b>Full Bath</b>	4	12
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	4	4
<b>Water Heaters</b>	4	4
<b>Add Fixtures</b>	0	0
<b>Total</b>	12	20

**Accommodations**

<b>Bedrooms</b>	5
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	10

**Heat Type**

Hot Water or Steam



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1046	1046	\$91,000	
2	7	1046	1046	\$49,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1046	0	\$27,400	
Crawl					
Slab					

**Total Base** \$167,900

**Adjustments** 1 Row Type Adj. x 1.00 \$167,900

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1 D:2	\$26,400
Rec Room (+)	3:406	\$6,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	20 - 20 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$200,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,700	\$218,100
Garages (+) 0 sqft	\$0	\$218,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04

**Replacement Cost** \$192,800

**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: Triplex R 01	100%	2	Brick	D+1	1921	1921	101 F		1.04		3,138 sqft	\$192,800	65%	\$67,480	0%	100%	1.000 0.6300	\$42,500