

45-08-09-301-048.000-004

PGA Pro Investments LLC

1418 W 16TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-301-048.000-004
Local Parcel Number 001-25-46-0019-0050
Tax ID:

Ownership

PGA Pro Investments LLC
6051 Business Center Ct Suite 4-147
San Diego, CA 92154

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/14/2021 to 01/01/1900.

Notes

9/16/2022 RYR1-23: Data Entered No characteristic changes made as of today. A.Boudreaux 9/16/22 Fld #2539 95-R
4/28/2021 SINP: Data enterd sale disclosure sale date 2/5/21 sale price \$1,800.00 sale invalid sold on tax sale. Change dwelling condition from fair to poor. TCaldwell 4/28/2
10/16/2018 RYR1-19: FLD #2539-147- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 10/16/2018

Routing Number J46-019 50
Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Legal

MAIN STREET ANNEX TO LOGAN PARK ALL L.47 BL.1



Res

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)
1418 W 16TH AVE
GARY, IN 46404

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

Table with columns: Year (2022-2018), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023
Review Group 2019

Data Source N/A Collector 08/07/2018 Darrick Washingto Appraiser 10/02/2018 DANNY CRUZ

7/7/2017 SINP: DATA ENTERED SALES DISC. SALE DATE 4/20/17, SALE PRICE \$500. TAX SALE, INVALID SALE. RENTAL PROPERTY. PROPERTY ASSESSED CORRECTLY.
11/18/2015 F113: Form 113
12/3/08 ADDITIONAL 25% ECONOMIC OBSO FOR RENTAL PROPERTY AG
11/18/2015 FDAT: QS 910 FLDR# 546

Land Computations

Table with columns: Land Computations, 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 \$1,600.

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 112 - Conventional  
**Finished Area** 680 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Stoop, Masonry	40	\$1,800
Patio, Concrete	200	\$1,200

**Plumbing**

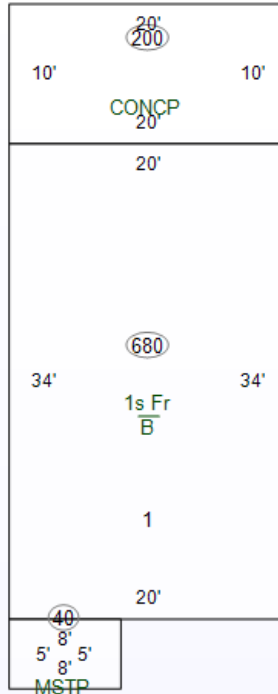
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	680	680	\$60,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	680	0	\$21,700	
Crawl				
Slab				

**Total Base** \$82,400

**Adjustments** 1 Row Type Adj. x 1.00 \$82,400

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 \$0  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$82,400

**Sub-Total, 1 Units**

Exterior Features (+) \$3,000 \$85,400  
 Garages (+) 0 sqft \$0 \$85,400  
 Quality and Design Factor (Grade) 0.90  
 Location Multiplier 1.04  
**Replacement Cost** \$79,934

**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	Wood Frame	D+2	1920	1920	102 P		1.04		1,360 sqft	\$79,934	75%	\$19,980	0%	100%	1.000 0.6300	\$12,600