

45-08-09-326-001.000-004

Eddie, Eugene A

1501-07 PIERCE ST

455, Commercial Garage

Neighborhood- 25970

1/2

General Information

Parcel Number 45-08-09-326-001.000-004
Local Parcel Number 001-25-45-0364-0053

Tax ID:

Routing Number QS 223

Property Class 455 Commercial Garage

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) 1501-07 PIERCE ST GARY, IN 46407

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2022

Ownership

Eddie, Eugene A 953 Williams ST Gary, IN 46404

Legal

LOGAN PARK ADD. L.47 BL.5 AND L.48 BL.5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/17/2017 to 01/01/1900.

Notes

8/26/2021 RYR4-22: NO PHYSICAL CHANGES AS OF 8-26-21. D.WASHINGTON F#34
12/19/2017 18CE: FENCE SIZE 2937 TO 344 BUILDING FR/CB VERIFIED KSTINES 12/19/17 18CE 25970
12/9/2016 MIS1: Changed grade of paving and fencing from C to D. M. Ingram. 12-09-16.
1/14/2012 DBAS: NO NAME COMMERCIAL AUTO SERVICE
1/14/2012 FDAT: 8/21/95 O QUINN FM #133/89
1/14/2012 FDRV: 223 7-15-03

Commercial

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 data 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 A, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (47), 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 (\$11,000), Total Value (\$11,000).

Data Source N/A

Collector 08/26/2021

Darrick Washington

Appraiser 08/26/2021

MARY SHAW

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(130')
Heating	1000 sqft
A/C	500 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0 0	0 0	
Half Bath	0 0	1 2	
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0 0 0 0		
Total	0 0 1 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

Description	Area	Value
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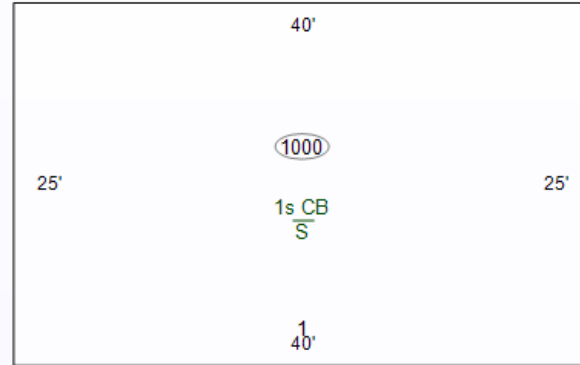
Special Features

Description	Value
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Other Plumbing

Description	Value
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3 2



Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENOFF	AUTOSER
Use Area	500 sqft	500 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	130'	130'
PAR	13	13
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	14'	14'

Base Rate	\$150.78	\$121.26
Frame Adj	(\$8.26)	(\$15.46)
Wall Height Adj	\$5.44	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$147.96	\$105.80
BPA Factor	1.00	1.00

Sub Total (rate)	\$147.96	\$105.80
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
S.F. Price	\$147.96	\$105.80
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$73,980	\$52,900

Building Computations

Sub-Total (all floors)	\$126,880	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$130,080
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$108,227
Exterior Features	\$0		

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	1926	1936	86 F		1.04		1,000 sqft	\$108,227	80%	\$21,650	0%	100%	1.000	1.0000	\$21,700
2: Fencing C 01	0%	1	9 Gauge Galvaniz	D	1936	1936	86 F	\$15.94	1.04	\$16.58	344' x 6'	\$6,051	80%	\$1,210	0%	100%	1.000	1.0000	\$1,200
3: Paving C 01	0%	1	Concrete	D	1936	1936	86 F	\$2.02	1.04	\$1.68	3,500 sqft	\$5,882	80%	\$1,180	0%	100%	1.000	1.0000	\$1,200