

45-08-09-410-039.000-004

Whittaker, Rev Ernest & LeVon

700-06 W 19TH AVE

480, Commercial Warehouse

Neighborhood- 25970

1/4

General Information

Parcel Number 45-08-09-410-039.000-004
Local Parcel Number 001-25-45-0369-0019

Tax ID:

Routing Number J45-369

Property Class 480 Commercial Warehouse

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) 700-06 W 19TH AVE GARY, IN 46407

Zoning

Subdivision

Lot

Market Model N/A

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 2020

Ownership

Whittaker, Rev Ernest & LeVon Whittak 1102 Polk ST Gary, IN 46402

Legal

LOGAN PARK. LOTS 19 & 20 BLOCK 10



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/24/2006 Whittaker, Rev Ernest and 01/01/1900 MAUPIN, PERCY & M.

Notes

3/5/2021 F113: 2020: ADDED OBS ON BLDG 01 FROM 40% TO 60% FOR EXTERIOR DAMAGES: SEVERE ROOF DAMAGE, WALLS CAVING IN, EXTERIOR BRICKS ON WALL FALLING OUT. CHG COND OF BLDG 02 FROM FAIR TO POOR AND ADDED 30% OBS; CHG COND OF ALL FENCING FROM FAIR TO VERY POOR. CORRECTED LAND FACTOR FROM 2.32 TO 1.00
3/4/2021 F134: 2019: ADDED OBS ON BLDG 01 FROM 40% TO 60% FOR EXTERIOR DAMAGES: SEVERE ROOF DAMAGE, WALLS CAVING IN, EXTERIOR BRICKS ON WALL FALLING OUT. CHG COND OF BLDG 02 FROM FAIR TO POOR AND ADDED 30% OBS; CHG COND OF ALL FENCING FROM FAIR TO VERY POOR. CORRECTED LAND FACTOR FROM 2.32 TO 1.00

9/11/2019 RYR2-20: APPLIED 40% OBSOLESCENCE TO C01 AND CORRECTED PLUMBING FIXTURES FROM 4 TO 3. CORRECTED BUILDING C02 CONDITION FROM POOR TO FAIR, FENCING FROM VP TO FAIR AND FENCING GRADE FROM C TO D AND CONDITION FROM VP TO FAIR. LAND FACTOR CORRECTED FROM 2.32 TO 1.00. (Q.S. 1010-C) S. FORD 9/11/2019

11/23/2016 17CE: Folder 1010B Correct condition to very poor

1/14/2012 DBAS: FOLDER 1010

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 values for 2022, 2021, and 2020.

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 11 A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.17), Actual Frontage (0), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$5,400), Total Value (\$5,400).

General Information

Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 2(152')
Heating	1300 sqft
A/C	
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	1	1	1
Add Fixtures	0	0	2	2
Total	0	0	3	3

Roofing

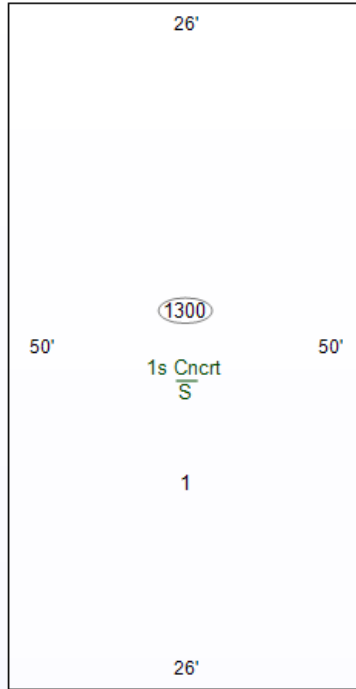
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCI
Use	LUTLSTOR
Use Area	1300 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	152'
PAR	12
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'
Base Rate	\$122.95
Frame Adj	(\$12.51)
Wall Height Adj	(\$7.20)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$103.24
BPA Factor	1.00
Sub Total (rate)	\$103.24
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	\$103.24
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$134,212

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$134,212	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$139,012
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$115,658
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co 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	1928	1928	94	VP		1.04		1,300 sqft	\$115,658	80%	\$23,130	60%	100%	1.000	1.0000	\$9,300

General Information			
Occupancy	C/I Building	Pre. Use	Light Warehouse
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

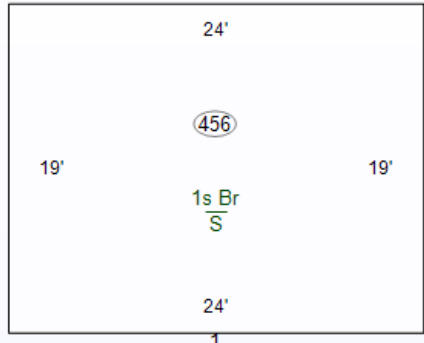
SB	B	1	U
Wall Type	1: 1(86')		
Heating	456 sqft		
A/C			
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	2	6	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0		GCK Adjustments		
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	6	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$67,547	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$77,147
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$64,187
Exterior Features	\$0		



Floor/Use Computations	
Pricing Key	GCI
Use	LWRHSE
Use Area	456 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	86'
PAR	19
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'
Base Rate	\$176.99
Frame Adj	(\$13.80)
Wall Height Adj	(\$15.06)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$148.13
BPA Factor	1.00
Sub Total (rate)	\$148.13
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	\$148.13
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$67,547

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 02	0%	1	Brick	D	1928	1928	94 F		1.04		456 sqft	\$64,187	80%	\$12,840	0%	100%	1.000	1.0000	\$12,800
2: Fencing C 02	0%	1	9 Gauge Galvaniz	D	1928	1928	94 F	\$20.46	1.04	\$17.02	243' x 10'	\$4,137	80%	\$830	0%	100%	1.000	1.0000	\$800
3: Fencing C 02	0%	1	Aluminium	D	1928	1928	94 F	(\$0.03)	1.04	(\$0.02)	267' x 0'	(\$7)	80%	\$0	0%	100%	1.000	1.0000	\$100

