

45-08-09-433-010.000-004

Pace, Gary

1600 BROADWAY

420, Small Detached Retail of Less Tha

Neighborhood- 25909

1/2

General Information

Parcel Number
45-08-09-433-010.000-004

Local Parcel Number
001-25-42-0103-0001

Tax ID:

Routing Number
QS 1010 C

Ownership

Pace, Gary
14739 Seeley
Harvey, IL 60426

Legal

C. T. L. & I. CO'S. 5TH ADD. ALL L.1 BL.4 ALL L.2 BL.4

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/28/2021	Pace, Gary		Ta	2021/	\$2,900	I
12/05/2014	RKE Group	28854	XD	/	\$3,000	I
02/28/2012	Odtallah, Wail F		WD	/	\$25,000	I
02/04/2011	FORCOM CHALLENG		WD	/	\$46,250	I
12/18/2002	LAKE COUNTY SHER		WD	/	\$0	I
01/01/1900	E N R ENTERPRISES		WD	/	\$0	I

Notes

4/15/2021 SINP: DATA ENTERED SALES DISCLOSURE
SALE DATE: 1/28/2021
SALES PRICE : 2900
INVALID SALE : TAX SALE

12/17/2019 MIS1: CHANGED LAND FACTOR 2.40 TO 1.00 KSTINES 1010-C 12/17/19

9/9/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 8/8/2019. QS 1010-C LFORD 9/9/2019

11/18/2015 16CE: 2016 Cyclical Entered APPLIED 50% OBSO. D.WASHINGTON 11/18/15 F#1010C

11/18/2015 FDAT: Field Data Collect C.Smith 09/24/2013 land sqft correct/land method acre to sqft

Property Class 420
Small Detached Retail of Less Than



Commercial

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 25909-004
Neighborhood- 25909

Section/Plat

Location Address (1)
1600 BROADWAY
GARY, IN 46407

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	05/25/2022	05/27/2022	05/15/2021	05/23/2020	05/05/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$8,600	\$8,600	\$8,600	\$20,700	\$20,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$8,600	\$8,600	\$8,600	\$20,700	\$20,700
Improvement	\$61,900	\$64,200	\$64,200	\$64,200	\$64,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$61,900	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$70,500	\$72,800	\$72,800	\$84,900	\$84,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$70,500	\$72,800	\$72,800	\$84,900	\$84,900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	S		50	6250.00	1.00	\$1.38	\$1.38	\$8,625	0%	0%	1.0000	\$8,630

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

Data Source N/A

Collector 09/09/2019

KENYA STINES

Appraiser 08/08/2019

MARY SHAW

Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
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	\$8,600
Total Value	\$8,600

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	4

	SB	B	1	U
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Wall Type	B: 1(350')	1: 2(350')	U: 2(350')
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Heating	6094 sqft
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A/C	
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Sprinkler	
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Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	1	3
Half Bath	0	0	1	2
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	2	5

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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Special Features

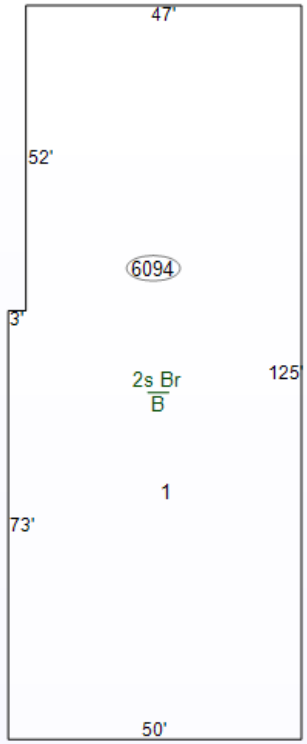
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$818,930	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$826,930
Plumbing	\$8,000	Quality (Grade)	\$661,545
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$688,006
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	GENRET	APART
Use Area	6094 sqft	2986 sqft	3108 sqft	6094 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	49.0%	51.0%	100.0%
Eff Perimeter	350'	350'	350'	350'
PAR	6	6	6	6
# of Units / AC	0	0	0	4 / N
Avg Unit sz dpth	-1	-1	-1	1524
Floor	B	1	1	2
Wall Height	8'	14'	14'	10'

Base Rate	\$27.75	\$60.07	\$93.98	\$70.66
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Frame Adj	(\$9.52)	(\$15.78)	(\$12.68)	(\$9.95)
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Wall Height Adj	(\$0.60)	\$0.00	\$0.00	\$0.00
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Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
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Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
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Adj Base Rate	\$17.63	\$44.29	\$81.30	\$60.71
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BPA Factor	1.00	1.00	1.00	1.00
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Sub Total (rate)	\$17.63	\$44.29	\$81.30	\$60.71
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Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
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Partitions	\$0.00	\$0.00	\$0.00	\$0.00
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Heating	\$0.00	(\$1.33)	(\$6.06)	(\$4.96)
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A/C	\$0.00	\$0.00	(\$5.00)	\$0.00
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Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
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Lighting	\$0.00	\$0.00	\$0.00	\$0.00
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Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$4.13
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GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
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S.F. Price	\$17.63	\$42.96	\$70.24	\$59.88
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Sub-Total				
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Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
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Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
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Total (Use)	\$107,437	\$128,279	\$218,306	\$364,909
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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%	2	Brick	D	1915	1915	107 VP		1.04		18,282 sqft	\$688,006	80%	\$137,600	55%	100%	1.000 1.0000	\$61,900