

45-08-10-103-001.000-004

City Of Gary

1040 MASSACHUSETTS ST

453, Car Wash

Neighborhood- 25966

1/2

General Information

Parcel Number 45-08-10-103-001.000-004
Local Parcel Number 001-25-40-0048-0050

Tax ID:

Routing Number J40-048 16

Property Class 453 Car Wash

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 25966-004 Neighborhood- 25966

Section/Plat 10

Location Address (1) 1040 MASSACHUSETTS ST GARY, IN 46402

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 2019

Ownership

City Of Gary 401 Broadway Gary, IN 46402-1223

Legal

PT. NW. S.10 T.36 R.8 .835AC.



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (10/02/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), and Land/Improvement values (\$41,700, \$18,800, \$16,900, \$60,500, \$74,400).

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

Table with columns: Land Type (11), Pricing Method (S), Soil ID, Act Front. (0), Size (36590), Factor (1.14), Rate (\$1), Adj. Rate (\$1.14), Ext. Value (\$41,713), Infl. % (0%), Res Elig % (0%), Market Factor (1.0000), Value (\$41,710).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from City Of Gary, Raby, Holly & RNR Hol, JONES, WILLIAM W, and LAKE COUNTY AUDI.

Notes

8/19/2022 RYR1-23: NO PHYSICAL CHANGES AS OF 8-19-22. D.WASHINGTON 8-19-22
4/22/2022 SINP: SALES DISCLOSURE ENTERED ON 4/22/22 IT IS A TAX SALE AND INVALID FOR TRENDING. SALE DATE: 3/31/22 SALE PRICE: 0
4/5/2022 MIS1: transfer city of gary 25966 from 2518
11/15/2018 RYR1-19: Neighborhood corrected from 25913 to 25909, C01 building condition from p to vp, RFX/C condition from poor to vp and paving condition from poor to vp. S. Ford (#1109)
1/14/2015 15CE: 2015 Cyclical Entered FOLDER 1108/11-26-2014/C.SMITH/BLDG COND FAIR TO POOR AND GIVEN 10% OBSO AND PAVING GRADE FROM C TO D
1/14/2015 F113: Form 113 REMOVED 35% INFLUENCE FACTOR ON LAND PER JC . 25 JUNE 2010. BS
1/14/2015 FDRV: #116 7/15/03
1/14/2015 MEM1: Memo ID 1 CHANGED FENCING TO P & ADDED 20% OBSO TO BLDG. D.WASHINGTON 1/14/15
1/14/2015 MISC: MISCELLANEOUS cds 02-01-2012 added rfx changed bldg to fair FOLDER 1109

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.84), Actual Frontage (0), Developer Discount, Parcel Acreage (0.84), 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 (0.84), 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 (\$41,700), Total Value (\$41,700).

General Information

Occupancy	C/I Building	Pre. Use	Car Wash Auto
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: 1(414')

Heating

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	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	0	0

Roofing

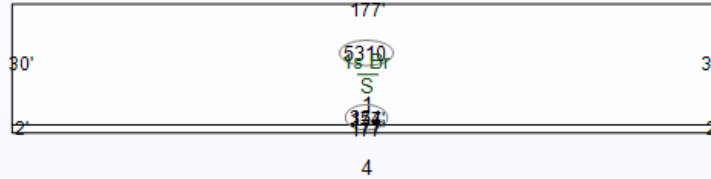
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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	GCM
Use	CARWASH
Use Area	5310 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	414'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'

Base Rate	\$72.45
Frame Adj	(\$13.65)
Wall Height Adj	(\$1.84)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$56.96
BPA Factor	1.00
Sub Total (rate)	\$56.96
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$55.63
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$295,395

Special Features

Description	Value	Description	Value

Other Plumbing

Building Computations

Sub-Total (all floors)	\$295,395	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$295,395
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$307,211
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	Brick	C	1970	1970	52 VP		1.04		5,310 sqft	\$307,211	80%	\$61,440	80%	100%	1.000	1.0000	\$12,300
2: Fencing C 01	0%	1	7 Gauge Galvaniz	C	1970	1970	52 P	\$18.63	1.04	\$23.52	690' x 6'	\$16,232	80%	\$3,250	0%	100%	1.000	1.0000	\$3,300
3: Paving C 01	0%	1	Asphalt	D	1970	1970	52 VP	\$2.14	1.04	\$1.78	8,500 sqft	\$15,158	80%	\$3,030	0%	100%	1.000	1.0000	\$3,000
4: RFX/ C	0%	1		C	1970	1970	52 VP		1.04		354 sqft	\$3,328	95%	\$170	0%	100%	1.000	1.0000	\$200