

45-08-10-313-007.000-004

Williams, Robert L

1802 -04 MASSACHUSETTS ST 447, Office Bldg (1 or 2 Story)

Neighborhood- 25909

1/2

General Information

Parcel Number 45-08-10-313-007.000-004

Local Parcel Number 001-25-41-0144-0002

Tax ID:

Routing Number J41-144 13

Property Class 447 Office Bldg (1 or 2 Story)

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) 1802 -04 MASSACHUSETTS ST 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 2019

Ownership

Williams, Robert L 6476 Taney PL Merrillville, IN 46410

Legal

BROADWAY ADD. L.2 BL.13



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 02/18/2016 to 01/01/1900.

Notes

8/25/2022 RYR1-23: APPLIED 20% MORE OBSO TO BLDG. D.WASHINGTON 8-24-22
11/27/2018 RYR1-19: CHNG COND TO FR AND ADDED 50% OBSO. D.WASHINGTON 11-27-2018 F#EXTRA 2
9/29/2016 MIS1: PCC 447 NBHD 25909 9/29/2016 D CRUZ
12/1/2014 15CE: 2015 Cyclical Entered Corrected paving grade to D TJohnson 12/1/2014
12/1/2014 DBAS: FOLDER 1110A
12/1/2014 MISC: MISCELLANEOUS DEMO DETACHED GARAGE CDS 07/07/2009

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 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 S, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$12,200), Total Value (\$12,200).

Data Source N/A

Collector 11/20/2018 Sondra Ford

Appraiser 11/27/2018 MARY SHAW

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 1(188')	1: 1(188')	U: 1(188')
Heating		1482 sqft	1482 sqft
A/C		1482 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

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

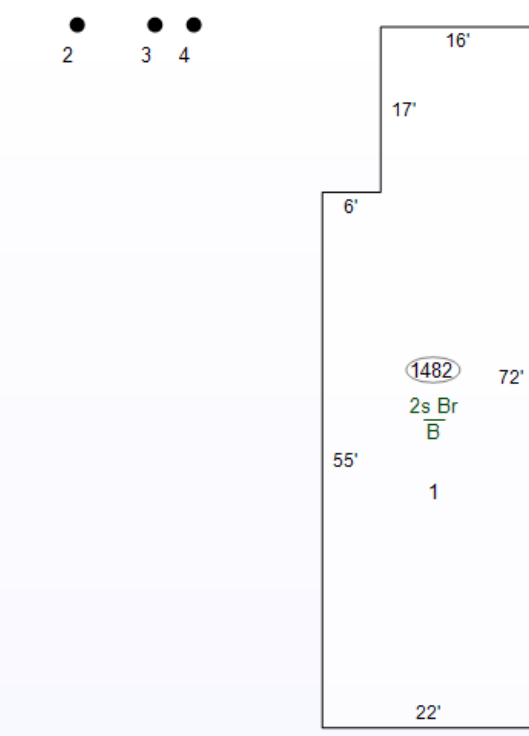
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$353,753	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$356,953
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$371,232
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR
Use Area	1482 sqft	1482 sqft	1482 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	188'	188'	188'
PAR	13	13	13
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	9'	10'	10'
Base Rate	\$60.30	\$144.01	\$77.53
Frame Adj	(\$9.52)	(\$10.86)	(\$9.77)
Wall Height Adj	\$0.00	(\$8.32)	(\$3.34)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$50.78	\$124.83	\$64.42
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$50.78	\$124.83	\$64.42
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$49.45	\$124.83	\$64.42
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$73,285	\$184,998	\$95,470

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	C	1923	1923	99 F		1.04		4,446 sqft	\$371,232	80%	\$74,250	50%	100%	1.000	1.0000	\$37,100
2: EFP C	0%	1	SV	C	1923	1923	99 A		1.04		54 sqft		65%		0%	100%	1.000	1.0000	\$2,000
3: EFP C	0%	1	SV	C	1923	1923	99 A		1.04		54 sqft		65%		0%	100%	1.000	1.0000	\$2,600
4: Paving C 01	0%	1	Asphalt	D	1990	1990	32 A	\$2.81	1.04	\$2.34	1,325 sqft	\$3,098	80%	\$620	0%	100%	1.000	1.0000	\$600