

45-08-10-315-002.000-004

1805-07 Connecticut St LLC

1805-07 CONNECTICUT ST

401, 4 to 19 Family Apartments

Neighborhood- 25980

General Information

Parcel Number 45-08-10-315-002.000-004
Local Parcel Number 001-25-41-0146-0019

Tax ID:

Routing Number J41-146 2

Property Class 401
4 to 19 Family Apartments

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 25980-004
Neighborhood- 25980

Section/Plat

Location Address (1)
1805-07 CONNECTICUT ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

1805-07 Connecticut St LLC
5534 Saint Joe RD
Fort Wayne, IN 46835

Legal

BROADWAY ADD. L.19 BL.15



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 (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 (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Commercial

Notes

8/25/2022 RYR1-23: APPLIED 20% MORE TO BLDG. D.WASHINGTON 8-25-22
9/2/2021 MIS1: PER SALES DISCLOSURE OBSOLESCENCE INCREASED FROM 40% TO 50% FOR FIRE DAMAGE.
11/15/2018 RYR1-19: CHNG COND TO VP ON BLDG. D.WASHINGTON 11-15-18 F#1307
9/20/2018 RYR1-19: Correct neighborhood from 25981 to 25980 Folder 1110B
11/27/2017 18CE: SV BUILDING TO \$10,000 FOR DEMOLITION. (15981)
11/26/2012 DBAS: APARTMENTS

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Apartment
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	2	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	5

	<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	B: 1(164')	1: 1(164')	U: 1(164')
<b>Heating</b>	1357 sqft	1357 sqft	1357 sqft
<b>A/C</b>			
<b>Sprinkler</b>			

Plumbing RES/CI

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	0	0
<b>Total</b>	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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Special Features

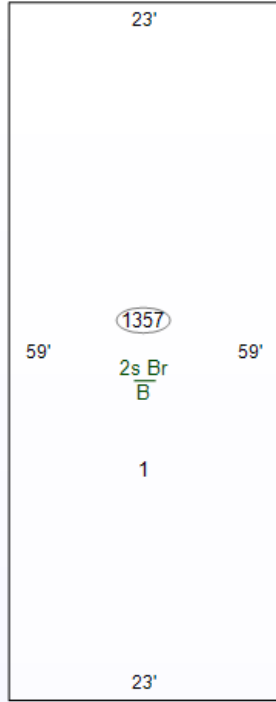
Description	Value
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Other Plumbing

Description	Value
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Building Computations

<b>Sub-Total (all floors)</b>	<b>\$321,772</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$321,772</b>
Plumbing	\$0	Quality (Grade)	\$321,773
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$334,643</b>
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCR	GCR	GCR
Use	UTLSTOR	APART	APART
Use Area	1357 sqft	1357 sqft	1357 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	164'	164'	164'
PAR	12	12	12
# of Units / AC	0 / N	3 / N	2 / N
Avg Unit sz dpth		452	679
Floor	B	1	2
Wall Height	8'	9'	9'
<b>Base Rate</b>	<b>\$42.60</b>	<b>\$97.87</b>	<b>\$70.23</b>
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$42.60</b>	<b>\$97.87</b>	<b>\$70.23</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$42.60</b>	<b>\$97.87</b>	<b>\$70.23</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$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	\$16.24	\$10.18
GCK Adj.	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$42.60</b>	<b>\$114.11</b>	<b>\$80.41</b>
<b>Sub-Total</b>			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$57,808</b>	<b>\$154,847</b>	<b>\$109,116</b>

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	sv	C	1914	1914	108 VP		1.04		4,071 sqft		80%		50%	100%	1.000 1.0000	\$10,000