

45-08-10-356-001.000-004

Broadway Logistics Complex L

2073 BROADWAY

400, Vacant Land

Neighborhood- 25909

1/2

General Information

Parcel Number 45-08-10-356-001.000-004
Local Parcel Number 001-25-46-0392-0001

Tax ID:

Routing Number J46-392

Property Class 400 Vacant Land

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) 2073 BROADWAY GARY, IN 46407

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Broadway Logistics Complex LLC 4730 Ivy ST East Chicago, IN 46312

Legal

RANDALL'S ADD. L.1 ALL L.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/16/2021 to 01/01/1900.

Notes

11/2/2021 SIN: Sold on 6/16/2021 for \$500.00 verified vacant land Invalid sale
Data entered Sales Disclosure. Invalid sale - Not an open market sale. M. Ingram 11-08-21.
9/23/2021 SIN: DATA ENTERED SALES DISCLOSURE SALE DATE 5/3/2021 SALE PRICE 500.00 INVALID SALE (TAX SALE)

9/19/2018 RYR1-19: Verified vacant land Folder 1110B

8/23/2017 F113: TRENDED FROM AN APPROVED 2016 FORM 134 (\$3,900).

8/18/2017 F134: 2016 Appeal - Corrected land size from 12426.70 to 7130 square feet. E HARRIS 8-18-2017

12/1/2014 15CE: 2015 Cyclical Entered Correct land to sq ft and removed influence T.Johnson 12/1/2014

6/23/2011 ENTR: Reassess Viewed & Entered c.smith 06/23/2011 no change

5/26/2010 VCNT: Vacant demo cds 5-26-2010

5/26/2010 DBAS: BECKET DEAN AUTO INSURANCE FOLDER 1110

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data 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 13, pricing method S, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.29), Actual Frontage (103), Developer Discount, Parcel Acreage (0.29), 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 (0.29), 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 (\$6,800), Total Value (\$6,800).

