

45-08-15-102-030.000-004

Kurzac, Jaroslaw

2152 FRONT ST

465, Lodge Hall

Neighborhood- 25970

1/2

General Information

Parcel Number 45-08-15-102-030.000-004
Local Parcel Number 001-25-46-0130-0021

Tax ID:

Routing Number J46-130

Property Class 465 Lodge Hall

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 25970-004 Neighborhood- 25970

Section/Plat

Location Address (1) 2152 FRONT ST GARY, IN 46407

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Kurzac, Jaroslaw 2140 Dehine RD Northbrook, IL 60062

Legal

Oak Park Add Block 2 Lots 19 to 25



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/09/2021 to 01/01/1900.

Commercial

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, and 2020.

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.

Notes

9/9/2022 RYR1-23: NO PHYSICAL CHANGES AS OF 9-9-22. D.WASHINGTON 9-9-22
9/23/2021 SINP: DATA ENTERED SALES DISCLOSURE
SALE PRICE 500.00
SALE DATE 6/9/2021
INVALID SALE (TAX SALE)
ADD 40% OBS
DOORS OPEN AND BUILDING BEEN VANDALIZED
CHANGED BUILDING FROM AVERAGE TO POOR
9/2/2021 MIS1: PER SALES DISCLOSURE: APPLIED 40% OBSOLESCENCE TO BUILDING DUE TO VANDALISM AND CONDITION CORRECTED FROM AVERAGE TO POOR.

5/20/2021 MIS1: PCC CORRECTED FROM 680 TO 465 AND NEIGHBORHOOD FROM 25966 TO 25970. S. FORD (2021)

9/18/2018 RYR1-19: CHNG PAVING GRADE TO D. D.WASHINGTON 9-18-18F#1111

1/29/2018 FDRV: Site Inspection; Bldg vacant, totally abandoned, removed tax Exemption 2/6/2018 LM

11/14/2014 15CE: 2015 Cyclical Entered Correct building to gen retail per reassessment inspection TJohnson 11/14/2014

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.61), Actual Frontage (0), Developer Discount, Parcel Acreage (0.61), 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 (0.61), 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 (\$19,800), Total Value (\$19,800).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(270')
<b>Heating</b>	4500 sqft
<b>A/C</b>	4500 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
Full Bath	0 0	4 12	
Half Bath	0 0	0 0	
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0 0 0 0		
<b>Total</b>	<b>0 0</b>	<b>4 12</b>	

**GCK Adjustments**

<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		
<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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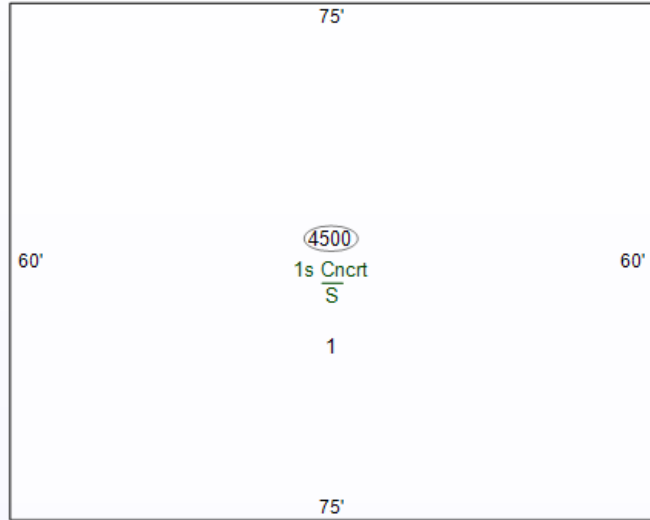
**Special Features**

Description	Value
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$19,200
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0

**Other Plumbing**

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$308,295</b>
Garages	\$0
Fireplaces	\$0
<b>Sub-Total (building)</b>	<b>\$327,495</b>
Quality (Grade)	\$1
Location Multiplier	1.04
<b>Repl. Cost New</b>	<b>\$340,595</b>
Exterior Features	\$0



**Floor/Use Computations**

Pricing Key	GCM
Use	GENRET
Use Area	4500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	270'
PAR	6
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'
<b>Base Rate</b>	<b>\$83.25</b>
Frame Adj	(\$10.86)
Wall Height Adj	(\$3.88)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$68.51</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$68.51</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$68.51</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$308,295</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%	1	Concrete	C	2003	2004	18 P		1.04		4,500 sqft	\$340,595	36%	\$217,980	40%	100%	1.000	1.0000	\$130,800
2: Paving C 01	0%	1	Concrete	D	2003	2003	19 VP	\$29.76	1.04	\$24.76	5,110 sqft	\$126,525	80%	\$25,310	0%	100%	1.000	1.0000	\$25,300