

45-08-15-230-002.000-004

True Believers Incorporated

1405 E 21ST AVE

686, Exempt, Church, Chapel, Mosque,

Neighborhood- 25966

General Information

Parcel Number 45-08-15-230-002.000-004
Local Parcel Number 001-25-42-0300-0001

Tax ID:
Routing Number J42-300 9

Property Class 686
Exempt, Church, Chapel, Mosque,

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
Location Address (1)
1405 E 21ST AVE
GARY, IN 46407

Ownership

True Believers Incorporated
P O Box 14002
Merrillville, IN 46411

Legal

CARVER SMALL FARMS 2ND ADD. PT. LOT 1
23.06X20X1X50X22.06X70FT. W.4FT. OF N.82FT
.LOT 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 12/15/2008 to 01/01/1900.

Notes

8/29/2022 RYR1-23: No Physical Characteristic Change as of 08/26/22 KENYA STINES NHBD 25966
9/7/2018 RYR1-19: CORRECT ASSESSMENT. D.WASHINGTON 9-7-18 F#1210-1214
12/3/2014 15CE: 2015 Cyclical Entered EFF YR CHANGED TO 1952. LAND PRICING CHANGED ACRE TO SQ FT. B SEASE 12/03/2014

Exempt

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

Table with columns: Year (2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land and Improvement.

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 1: 11, S, 0, 2221.56, 2.94, \$1, \$2.94, \$6,531, 0%, 0%, 1.0000, \$6,530

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Data Source N/A

Collector 06/07/2018

KENYA STINES

Appraiser 09/07/2018

MARY SHAW

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.05), Actual Frontage (0), Developer Discount, Parcel Acreage (0.05), 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 (0.05), 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 (\$6,500), Total Value (\$6,500)

General Information

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

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 1(116')
Heating	720 sqft
A/C	720 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	1
Half Bath	0	0	1
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	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
Porch, Enclosed Frame	140	\$8,900

Special Features

Description	Value	Description	Value

Other Plumbing

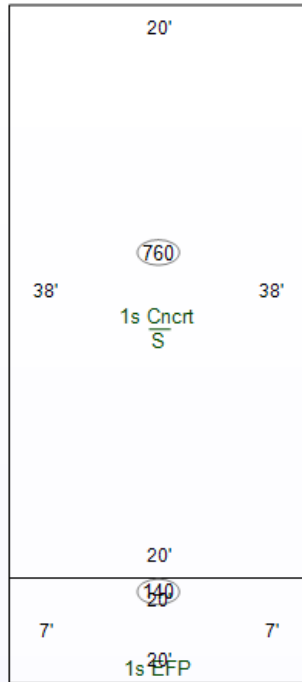
Description	Value

Building Computations

Sub-Total (all floors)	\$121,656	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$138,556
Plumbing	\$8,000	Quality (Grade)	\$110,846
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$115,279
Exterior Features	\$8,900		

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	D	1952	1952	70 F		1.04		760 sqft	\$115,279	80%	\$23,060	0%	100%	1.000	1.0000	\$23,100



Floor/Use Computations

Pricing Key	GCM	GCM
Use	THEATRE	UTLSTOR
Use Area	720 sqft	40 sqft
Area Not in Use	0 sqft	0 sqft
Use %	94.7%	5.3%
Eff Perimeter	116'	116'
PAR	15	15
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	10'	10'
Base Rate	\$201.70	\$110.53
Frame Adj	(\$13.77)	(\$14.26)
Wall Height Adj	(\$23.80)	(\$7.88)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$164.13	\$88.39
BPA Factor	1.00	1.00
Sub Total (rate)	\$164.13	\$88.39
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$164.13	\$87.06
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$118,174	\$3,482