

45-08-16-154-036.000-004

PGA Pro Investments LLC

2380 PIERCE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

General Information

Parcel Number 45-08-16-154-036.000-004
Local Parcel Number 001-25-43-0222-0021

Tax ID:

Routing Number J43-222 299

Property Class 510
1 Family Dwell - Platted Lot

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 2539-004
Neighborhood- 2539

Section/Plat

Location Address (1)
2380 PIERCE ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

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

PGA Pro Investments LLC
6051 Business Center Ct Suite 4-147
San Diego, CA 92154

Legal

GARY PARK L.21 BL.3 ALL L.22 BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/14/2021 to 01/01/1900.

Notes

9/27/2021 SIN#: Data entered sales disclosure, Sold 02-05-21 for \$1,500. Invalid - Tax Sale.
6/30/2020 RYR1-19: CHANGED REVIEW GROUP TO RYR1-19
9/20/2017 18CE: 2539-12 DATA ENTERED. CORRECTED GRADE FROM D TO D+2 AND RESKETCHED MSTP AND RFX. C.RATTLER 9/20/17
7/21/2015 FDAT: QS 911 FLDR 500 7-7-95 THILL

Res

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 132', CI 132' 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$3,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,000).

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	135 - Ranch
<b>Finished Area</b>	910 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Canopy, Roof Extension	72	\$1,000
Stoop, Masonry	20	\$1,500

**Plumbing**

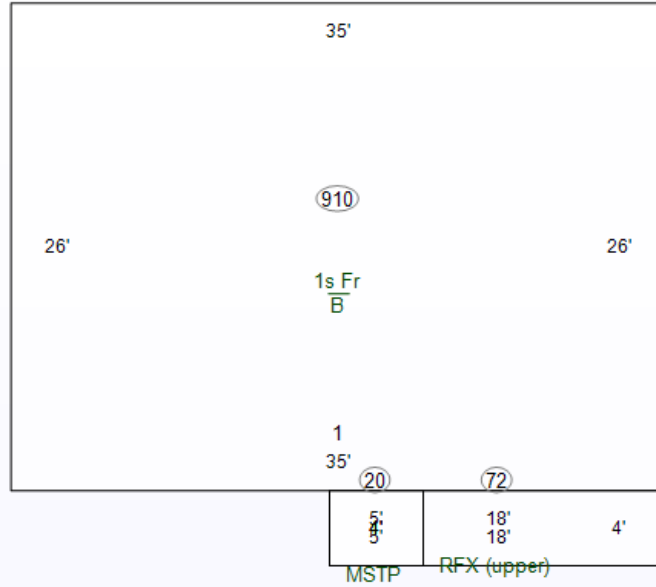
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	910	910	\$74,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	910	0	\$25,000	
Crawl				
Slab				

**Total Base** \$99,300

**Adjustments** 1 Row Type Adj. x 1.00 \$99,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$99,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,500	\$101,800
Garages (+) 0 sqft	\$0	\$101,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

**Replacement Cost** \$95,285

**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: Single-Family R 01	100%	1	Wood Frame	D+2	1960	1960	62 F		1.04		1,820 sqft	\$95,285	60%	\$38,110	0%	100%	1.000 0.6300	\$24,000