

45-08-16-279-015.000-004

Freeman, LaShawn

2324-26 BROADWAY

499, Other Commercial Structures

Neighborhood- 25909

1/2

General Information

Parcel Number 45-08-16-279-015.000-004
Local Parcel Number 001-25-46-0195-0007

Ownership

Freeman, LaShawn
201 E 5TH Ste A AVE
Gary, IN 46402

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/01/2009 Freeman, LaShawn and 01/01/1900 PEGGY KATONA, LA.

Notes

8/28/2020 RYR3-21: CHNG COND ON FENCING TO VP. D.WASHINGTON F#Q.S.1011-A
11/23/2016 17CE: FOLDER #1011A - CHANGE LAND TYPE FROM UNDEVELOPED USABLE TO SECONDARY. ADD FENCING. CHANGE PCC FROM 400 TO 499. E HARRIS 11-23-2016
12/5/2012 LDCH: Land Change C.Smith 12/05/2012 land -61 influence removed and changed land from acre to sqft

Tax ID:

Legal

2ND OAK PARK ADD. L.7 BL.37

Routing Number QS 1011 A

Property Class 499 Other Commercial Structures



Commercial

Year: 2022

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

Table with columns: Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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) 2324-26 BROADWAY GARY, IN 46407

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.04), Actual Frontage (0), Developer Discount, Parcel Acreage (0.04), 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 (0.04), 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 (\$1,700), Total Value (\$1,700).

Zoning

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: 12 S 0 1775.00 1.00 \$.96 \$.96 \$1,704 0% 0% 1.0000 \$1,700

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 2021

Data Source N/A

Collector 08/17/2020

Darrick Washington

Appraiser 08/28/2020

MARY SHAW

| General Information | | Plumbing | |
|--|-------------------------------------|----------------|----|
| Occupancy | Fencing | # | TF |
| Description | Fencing | Full Bath | |
| Story Height | 0 | Half Bath | |
| Style | N/A | Kitchen Sinks | |
| Finished Area | | Water Heaters | |
| Make | | Add Fixtures | |
| Floor Finish | | Total | |
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile | | |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Carpet | | |
| <input type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished | | |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other | | |
| <input type="checkbox"/> Parquet | | | |
| Wall Finish | | Accommodations | |
| <input type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished | Bedrooms | |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other | Living Rooms | |
| <input type="checkbox"/> Fiberboard | | Dining Rooms | |
| | | Family Rooms | |
| | | Total Rooms | |
| | | Heat Type | |

| Roofing | | | | |
|---------------------------------------|--------------------------------|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input 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 |
| | | |

| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |
| | | |

| Cost Ladder | | | | |
|-----------------------------------|------|--------|----------------------------|--------|
| Floor Constr | Base | Finish | Value | Totals |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | | | | |
| | | | Total Base | |
| | | | Row Type Adj. | |
| Adjustments | | | | |
| Unfin Int (-) | | | | |
| Ex Liv Units (+) | | | | |
| Rec Room (+) | | | | |
| Loft (+) | | | | |
| Fireplace (+) | | | | |
| No Heating (-) | | | | |
| A/C (+) | | | | |
| No Elec (-) | | | | |
| Plumbing (+ / -) | | | | |
| Spec Plumb (+) | | | | |
| Elevator (+) | | | | |
| | | | Sub-Total, One Unit | \$0 |
| | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | \$0 | \$0 |
| Garages (+) 0 sqft | | | \$0 | \$0 |
| Quality and Design Factor (Grade) | | | | 0.80 |
| Location Multiplier | | | | 1.04 |
| | | | Replacement Cost | \$601 |

| 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: Fencing | 0% | 1 | Aluminium | D | 2005 | 2005 | 17 VP | \$28.91 | 1.04 | \$24.05 | 25' x 4' | \$601 | 80% | \$120 | 0% | 100% | 1.000 | 1.0000 | \$100 |