

45-08-22-327-006.000-004

Blackhall Partners XII LLC

3357 MARYLAND ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-327-006.000-004
Local Parcel Number 001-25-46-0379-0026

Tax ID:

Routing Number J46-379

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 2558-004
Neighborhood- 2558

Section/Plat

Location Address (1)
3357 MARYLAND ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Declining

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Blackhall Partners XII LLC
1655 Maple RD
Homewood, IL 60430

Legal

POLOVIA REALTY CO'S 1ST. ADD. ALL L.26 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/16/2018 to 01/01/1900.

Notes

12/6/2019 RYR2-20: 2558-184 Data Entered No Physical characteristic changes made. A. Boudreaux 12/06/2019
1/22/2018 SINP: DATA ENTERED SALES DISC. TAX SALE. INVALID SALE. C.RATTLER, 1/22/18
11/18/2015 16CE: 2016 Cyclical Entered CHANGED DWELL TO P COND. APPL 40% OBS. J TILLMAN 11/18/2015 FLDR: 2558-17
11/18/2015 FDAT: QS1114 FLDR#388 9/18/95 B DAVIS

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 data for years 2022, 2021, 2020, 2019, 2018.

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. Row shows values for F, F, 30, 30x122, 0.97, \$77, \$75, \$2,250, 0%, 100%, 0.9500, \$2,140.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (30), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$2,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,100).

Data Source N/A

Collector 08/21/2018 Dion Courtney

Appraiser 11/26/2019

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Blackhall Partners XII LLC

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 864 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	144	\$0
Porch, Enclosed Masonry	60	\$0

Plumbing

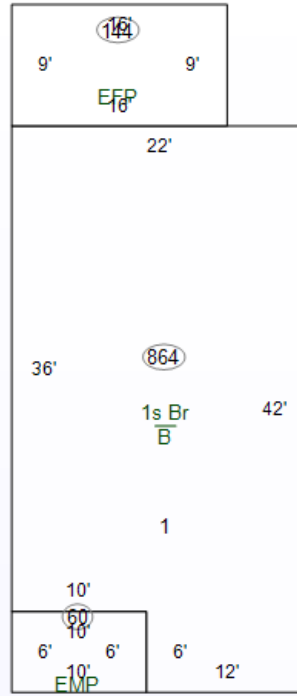
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	864	864	\$80,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		864	0	\$24,600	
Crawl					
Slab					

Total Base \$104,900

Adjustments 1 Row Type Adj. x 1.00 \$104,900

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 \$104,900

Sub-Total, 1 Units

Exterior Features (+) \$14,300 \$119,200
 Garages (+) 0 sqft \$0 \$119,200
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 1.04
Replacement Cost \$111,571

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	Brick	D+2	1926	1926	96 P		1.04		1,728 sqft	\$111,571	75%	\$27,890	40%	100%	1.000	0.9600	\$16,100