

45-08-22-352-008.000-004

Blackhall Partners XII LLC

3545 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

General Information

Parcel Number 45-08-22-352-008.000-004
Local Parcel Number 001-25-47-0066-0041

Tax ID:

Routing Number J47-066

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)
3545 MASSACHUSETTS ST
GARY, IN 46409

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

SOUTH BROADWAY ADD. L.37 BL.2 S2. L.38 BL.2
ALL L.36 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/22/2018 to 11/05/2004.

Notes

12/6/2019 RYR2-20: Corrected dwelling condition from fair to very poor. (extensive fire damage) 2558-185
11/9/2018 SINP: DATA ENTERED SALES DISC. SALE DATE 6/7/18 AND SALE PRICE. \$500.00 SOLD ON TAX SALE AND THEREFORE IS AN INVALID SALE. C.RATTLER, 11/09/18

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 valuation data for 2022 and previous years.

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, 62, 63x125, 0.98, \$77, \$75, \$4,725, -6%, 100%, 0.9500, \$4,220.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.18), Actual Frontage (62), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 (\$4,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,200).

Data Source N/A

Collector 08/23/2018 Matthew Ingram

Appraiser 11/26/2019 KENYA STINES

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**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 1190 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, Open Frame	75	\$4,100
Stoop, Masonry	45	\$1,800

**Plumbing**

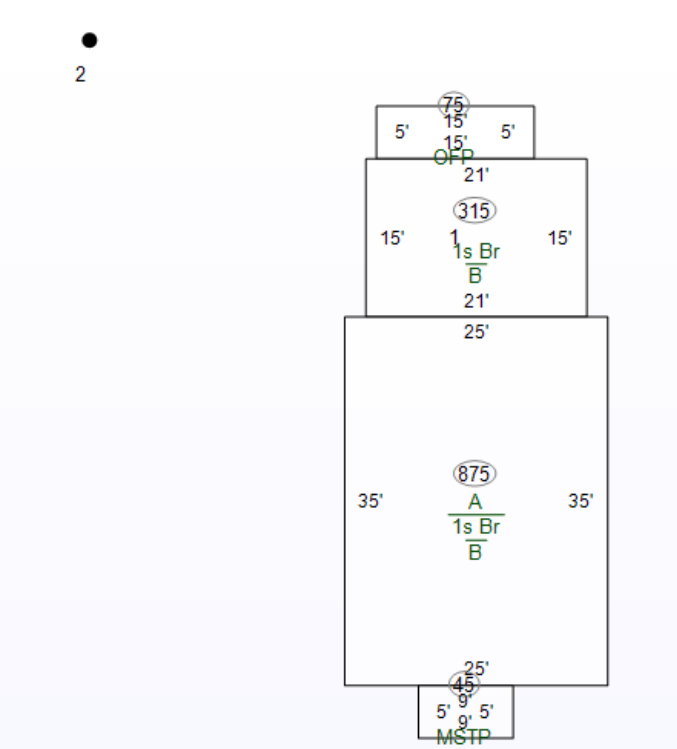
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1190	1190	\$98,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	875	0	\$6,000	
Bsmt	1190	0	\$29,900	
Crawl				
Slab				

**Total Base** \$134,500

**Adjustments** 1 Row Type Adj. x 1.00 \$134,500

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** \$134,500

**Sub-Total, 1 Units**

Exterior Features (+) \$5,900 \$140,400

Garages (+) 0 sqft \$0 \$140,400

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

**Replacement Cost** \$131,414

**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	1923	1928	94 VP		1.04		3,255 sqft	\$131,414	95%	\$6,570	0%	100%	1.000	0.9600	\$6,300
2: Detached Garage R 01	100%	1	Concrete Block	D	1945	1945	77 P	\$31.80	1.04	\$26.46	22'x24'	\$13,970	75%	\$3,490	0%	100%	1.000	0.9600	\$3,400