

45-08-22-356-003.000-004

Blackhall Partners XII LLC

3617 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

General Information

Parcel Number 45-08-22-356-003.000-004
Local Parcel Number 001-25-47-0071-0048

Tax ID:

Routing Number J47-071

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)
3617 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

SO. BROADWAY ADDITION N. 20 FT. L.44 BL.7 S.
10 FT. L.45 BL.7

Transfer of Ownership

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

Notes

12/5/2019 RYR2-20: No physical characteristic changes made as of 12/05/2019 FLD 2558-186
11/16/2015 FDAT: QS 1114 FLDR 386 11/17/95 F HARRIS



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, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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. Includes items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector 08/22/2018 Dion Courtney

Appraiser 11/26/2019 KENYA STINES

Total Value \$2,100

**General Information**

<b>Occupancy</b>	Triplex
<b>Description</b>	Triplex R 01
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2232 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Porch, Open Masonry	72	\$0
Porch, Open Masonry	60	\$0

**Plumbing**

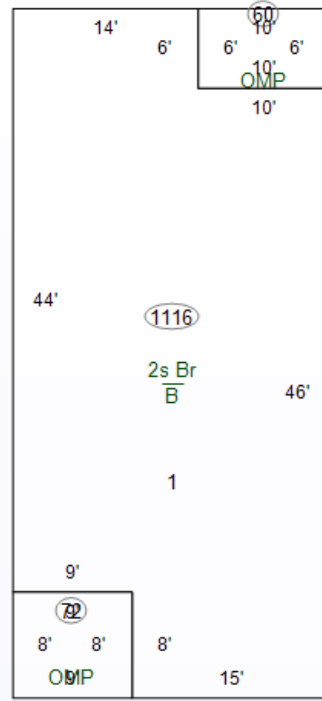
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	3	3
<b>Water Heaters</b>	3	3
<b>Add Fixtures</b>	0	0
<b>Total</b>	9	15

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	11

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1116	1116	\$94,800	
2	7	1116	1116	\$51,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1116	0	\$28,600	
Crawl					
Slab					

**Total Base** \$175,100

**Adjustments 1 Row Type Adj. x 1.00** \$175,100

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1 D:1	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1116 2:1116	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$197,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,500	\$209,100
Garages (+) 0 sqft	\$0	\$209,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

**Replacement Cost** \$195,718

**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: Triplex R 01	100%	2	Brick	D+2	1927	1927	95 P		1.04		3,348 sqft	\$195,718	75%	\$48,930	40%	100%	1.000 0.9600	\$28,200