

45-08-22-358-002.000-004

Blackhall Partners XII LLC

3609 PENNSYLVANIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

General Information

Parcel Number 45-08-22-358-002.000-004
Local Parcel Number 001-25-47-0069-0046

Tax ID:

Routing Number J47-069

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 2558-004
Section/Plat
Location Address (1)
3609 PENNSYLVANIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
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 BDWY. ADD. L.46 L.5



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: QS1114 FLDR#384 11/15/95 B DAVIS

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, etc.

Data Source N/A

Collector 08/22/2018 Dion Courtney

Appraiser 11/26/2019 KENYA STINES

Total Value \$1,800

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	1816 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input 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
Patio, Concrete	100	\$0
Porch, Enclosed Masonry	60	\$0

Plumbing

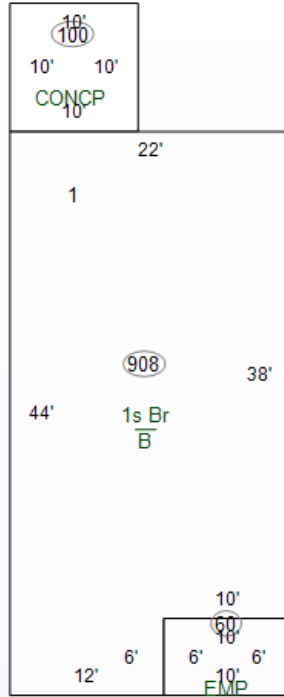
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	908	908	\$82,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	908	908	\$52,200	
Crawl				
Slab				

Total Base \$134,200

Adjustments 1 Row Type Adj. x 1.00 \$134,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$135,800

Sub-Total, 1 Units

Exterior Features (+)	\$6,000	\$141,800
Garages (+) 0 sqft	\$0	\$141,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$132,725

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	1928	1928	94 F		1.04		1,816 sqft	\$132,725	65%	\$46,450	0%	100%	1.000 0.9600	\$44,600