

45-08-22-478-004.000-004

Blackhall Partners XII LLC

1225 E 35TH PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-478-004.000-004
Local Parcel Number 001-25-47-0099-0018

Tax ID:

Routing Number J47-099

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)
1225 E 35TH PL
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF 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 GARY SUB. L.18 BL.10 W. 11 FT. L.17
BL.10 E. 10 FT. L.19 BL.10



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: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 8/22/2018. (2558-190) S. FORD 12/6/2019

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 various valuation metrics.

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 Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source N/A

Collector 08/22/2018

KENYA STINES

Appraiser 11/26/2019

Sondra Ford

Total Value \$3,200

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 1028 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
Patio, Concrete	28	\$200

**Plumbing**

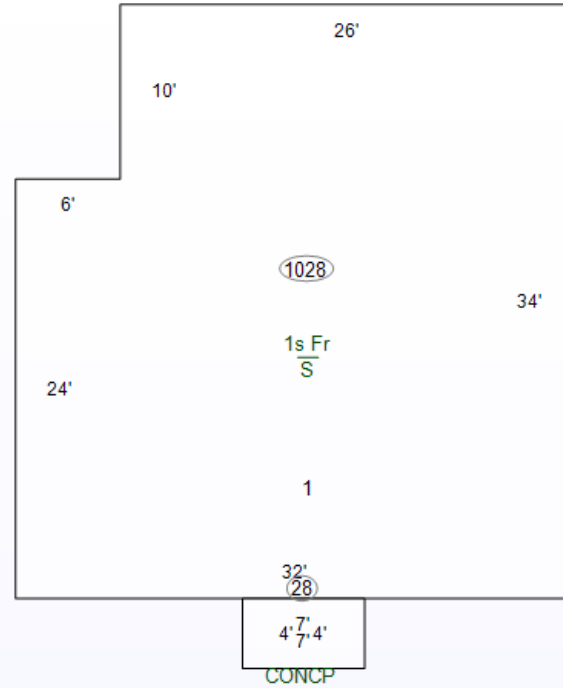
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1028	1028	\$81,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1028	0	\$0	
			<b>Total Base</b>	\$81,700

Adjustments	1 Row Type Adj. x 1.00	Value
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

<b>Sub-Total, One Unit</b>			\$81,700
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$200		\$81,900
Garages (+) 0 sqft	\$0		\$81,900
Quality and Design Factor (Grade)			0.85
Location Multiplier			1.04
<b>Replacement Cost</b>			\$72,400

**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	Wood Frame	D+1	1952	1960	62 P		1.04		1,028 sqft	\$72,400	70%	\$21,720	40%	100%	1.000	0.9600	\$12,500