

45-08-27-151-001.000-004

Indiana Land Trust Company Tru

3901-31 BROADWAY

429, Other Retail Structures

Neighborhood- 25904

1/2

General Information

Parcel Number 45-08-27-151-001.000-004

Local Parcel Number 001-25-42-0243-0001

Tax ID:

Routing Number J42-243 186

Property Class 429 Other Retail Structures

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 25904-004 Neighborhood- 25904

Section/Plat

Location Address (1) 3901-31 BROADWAY GARY, IN 46408

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Indiana Land Trust Company Trust 561 9800 Connecticut Dr Suite B2-900 Crown Point, IN 46307

Legal

EARLES 3RD GLEN PARK ADD. ALL LOTS 1 TO 5 BL.17



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/09/2018 to 01/01/1900.

Notes

8/17/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 8/17/22. Added 30% obs. to building KStines. 12/12/2018 MIS2: PCC corrected from 680 to 429 and neighborhood from 25966 to 25904. 9/18/2018 RYR1-19: ASSESSED CORRECTLY. D.WASHINGTON 9-18-18F#1115. 10/20/2017 18CE: CORRECTED PAVING AND FENCING GRADES FROM C TO D. (25966-28). 12/9/2014 DBAS: BROADWAY BOOK STORE ATHERIAN GYROS FOLDER 1115/12-9-2014/FENCE COND FAIR TO VR AND PAVING GRADE C TO D. 12/9/2014 MIS1: Miscellaneous 1 cds 08/03/2012 corrected eff year and removed paving height C.SMITH 06/03/2013 CORRECTED TOTAL USE SQFT. 12/9/2014 SINP: \$80,000 1/25/1999

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' 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 land type 11, pricing method S, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.33), Actual Frontage (0), Developer Discount, Parcel Acreage (0.33), 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 (0.33), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$32,600), Total Value (\$32,600).

Data Source N/A

Collector 06/28/2018 Lisa Ford

Appraiser 09/18/2018 MARY SHAW

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 2(380')
Heating	8625 sqft
A/C	4313 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	2	6
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	1	1
Total	0	0	3	7

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

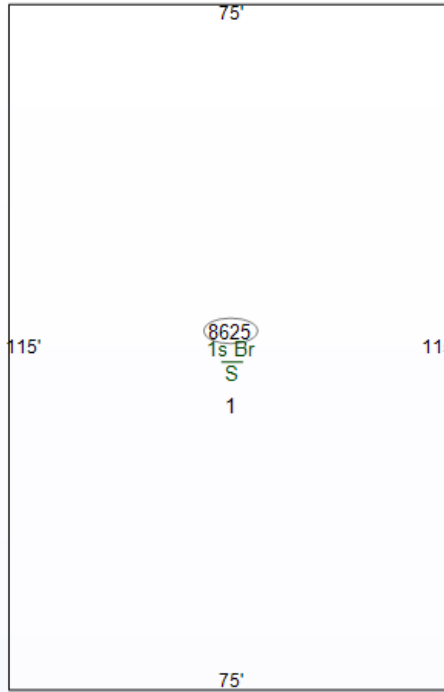
Description	Area	Value

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENRET
Use Area	4312 sqft	4313 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	380'	380'
PAR	4	4
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	12'	12'
Base Rate	\$45.26	\$75.77
Frame Adj	\$0.00	\$0.00
Wall Height Adj	(\$2.22)	(\$2.86)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$43.04	\$72.91
BPA Factor	1.00	1.00
Sub Total (rate)	\$43.04	\$72.91
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$43.04	\$72.91
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$185,588	\$314,461

Building Computations

Sub-Total (all floors)	\$500,049	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$511,249
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$505,114
Exterior Features	\$0		

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: C/I Building C 01	0%	1	Brick	C-1	1949	1964	58 VP		1.04		8,625 sqft	\$505,114	80%	\$101,020	0%	100%	1.000	1.0000	\$101,000
2: Fencing C 01	0%	1	7 Gauge Galvaniz	D	1949	1949	73 VP	\$18.63	1.04	\$20.39	50' x 6'	\$1,020	80%	\$200	0%	100%	1.000	1.0000	\$200
3: Paving C 01	0%	1	Asphalt	D	1949	1949	73 VP	\$2.14	1.04	\$1.78	5,500 sqft	\$9,808	80%	\$1,960	0%	100%	1.000	1.0000	\$2,000