

45-08-27-251-001.000-004

Alexander, Tad

3901 GEORGIA ST

455, Commercial Garage

Neighborhood- 25901

1/2

General Information

Parcel Number 45-08-27-251-001.000-004
Local Parcel Number 001-25-42-0272-0041

Tax ID:

Routing Number QS 1215

Property Class 455 Commercial Garage

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 25901-004 Neighborhood- 25901

Section/Plat

Location Address (1) 3901 GEORGIA ST GARY, IN 46409

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2022

Ownership

Alexander, Tad 357 S Hancock Gary, IN 46403

Legal

EASTOVER LOTS 39 TO 43 BL. 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/11/2016 to 01/01/1900.



Commercial

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 A, etc.

Notes

8/24/2021 RYR4-22: DATA ENTERED CHNAGED COND FROM POOR TO FAIR. FLDR#18 QS 1215
2/22/2018 MIS2: PARCEL RETURNED IN ERROR RECORDED FROM 2107 TO 2018. D.WASHINGTON 2/22/18
11/30/2017 18CE: BUILDING AND PAVING CONDITION CHANGED FROM POOR TO FAIR. BUILDING WALL HEIGHT ADJUSTED FROM 12' TO 14'. UTILITY SHED ADDED. HOT WATER HEATER ADDED. FOLDER 25901
12/9/2016 MIS1: Changed paving grade from D-1 to D. Applied 20% OBS for exterior damages.

7/20/2012 ENTR: Reassess Viewed & Entered REMOVED HEIGHT FROM PAVING. B SEASE 7/20/2012

3/29/2012 FDAT: FOLDER # 1215

3/29/2012 FDRV: #230 6/18/03

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.34), Actual Frontage (0), Developer Discount, Parcel Acreage (0.34), 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 (0.34), 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 (\$23,200), Total Value (\$23,200).

General Information

Occupancy	C/I Building	Pre. Use	Auto Service
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(148')

Heating

A/C

Sprinkler

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	1
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	1

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
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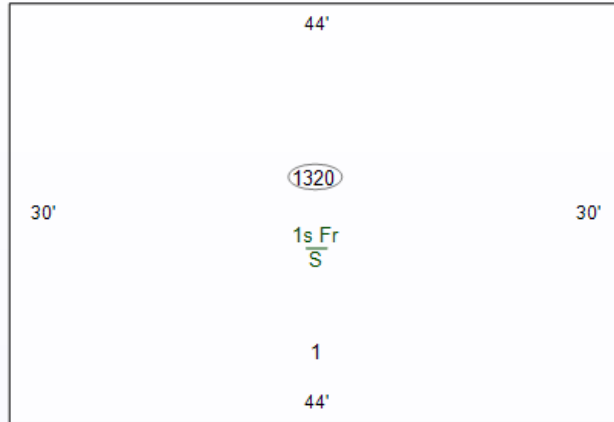
Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	AUTOSER
Use Area	1320 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	148'
PAR	11
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$106.44
Frame Adj	(\$15.46)
Wall Height Adj	(\$3.34)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$87.64
BPA Factor	1.00
Sub Total (rate)	\$87.64
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$86.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$113,929

Building Computations

Sub-Total (all floors)	\$113,929	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$117,129
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$97,451
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	Wood Frame	D	1957	1957	65 F		1.04		1,320 sqft	\$97,451	80%	\$19,490	15%	100%	1.000	1.0000	\$16,600
2: Paving C 01	0%	1	Asphalt	D	1957	1957	65 F	\$2.14	1.04	\$1.78	2,537 sqft	\$4,524	80%	\$900	0%	100%	1.000	1.0000	\$900