

45-08-28-158-001.000-004

Blackhall Partners XII LLC

4005 LINCOLN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-158-001.000-004
Local Parcel Number 001-25-46-0122-0015

Tax ID:

Routing Number J46-122

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 12516-004
Neighborhood- 12516

Section/Plat

Location Address (1)
4005 LINCOLN ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Blackhall Partners XII LLC
1655 Maple RD
Homewood, IL 60430

Legal

1ST. SUB. OAKINGTON PARK N2. L.10 BL.3



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

8/14/2020 RYR3-21: Correct garage condition from poor to very poor Folder 12516-3
11/3/2016 17CE: Changed dwell from D+2 to D+1, fair to vp cond. j tillman 12516-12
5/11/2011 FDAT: QS 915 FLDR 250 11-1-95 THILL

Res

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

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

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. Row shows values for F, F, 60, 60x126, 0.98, \$95, \$93, \$5,580, 0%, 100%, 0.6400, \$3,570.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.17), Actual Frontage (60), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$3,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,600).

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 1177 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
Stoop, Masonry	30	\$1,500

Plumbing

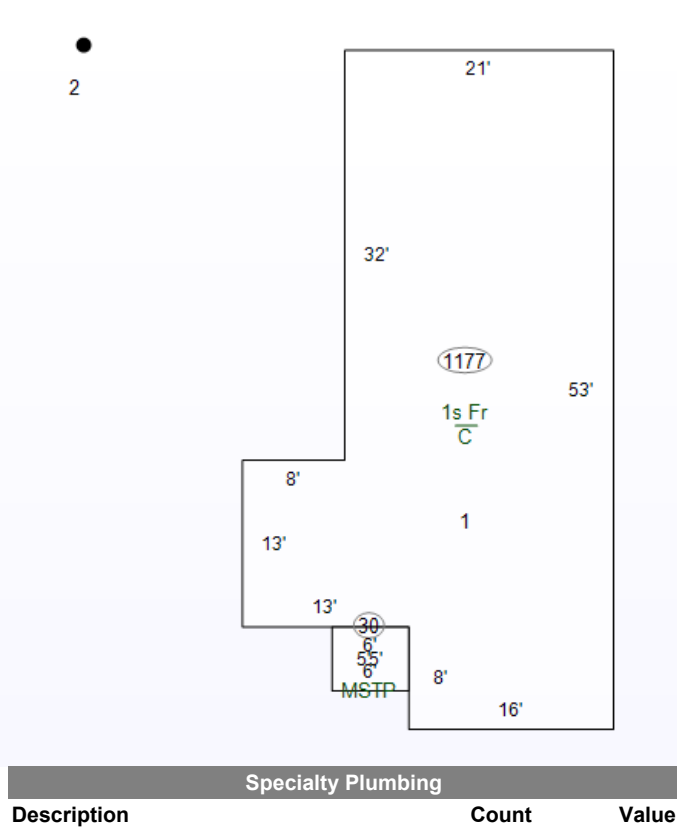
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1177	1177	\$88,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1177	0	\$6,300	
Slab				

Total Base \$94,900

Adjustments 1 Row Type Adj. x 1.00 \$94,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$99,600

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$101,100
Garages (+) 0 sqft	\$0	\$101,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$89,372

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	1926	1926	96 VP		1.04		1,177 sqft	\$89,372	95%	\$4,470	0%	100%	1.000	0.6900	\$3,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1954	1954	68 VP	\$35.01	1.04	\$29.13	22'x20'	\$12,816	95%	\$640	0%	100%	1.000	0.6900	\$400