

45-08-28-183-018.000-004

Blackhall Partners XII LLC

4034 FILLMORE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-183-018.000-004
Local Parcel Number 001-25-47-0007-0011

Tax ID:

Routing Number J47-007

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)
4034 FILLMORE ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

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

SANFORD TUBBS 2ND ADD. S. 1/2 L. 9 AND ALL L. 10 BL. 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

8/13/2020 RYR3-21: 12516-3.1 NO PHYSICAL CHARACTERISTIC CHANGES HAVE BEEN MADE TO THIS PARCEL AS OF 8/13/20 C.BATTLE
1/22/2018 SINP: DATA ENTERED SALES DISC. TAX SALE. INVALID SALE. C.RATTLER, 1/22/18
5/10/2011 FDAT: QS915 FLDR#257 11/2/95 B DAVIS

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector 08/11/2020

Darrick Washingto

Appraiser 08/13/2020

MARY SHAW

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	696 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Stoop, Masonry	24	\$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

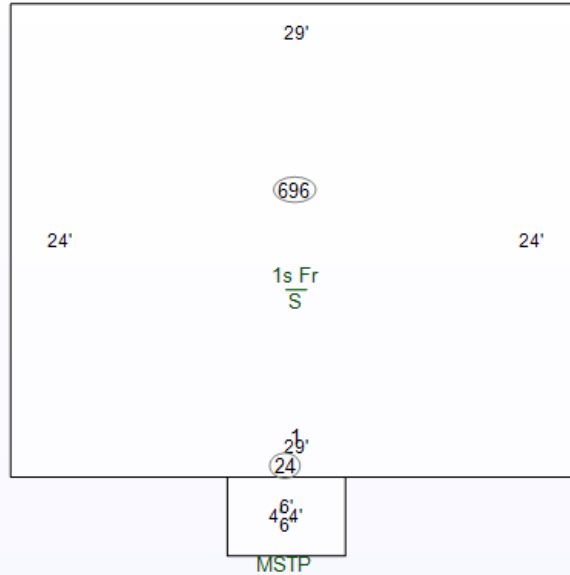
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	696	696	\$62,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	696	0	\$0	
Total Base			\$62,200	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	\$62,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$62,200
Sub-Total, 1 Units		\$62,200

Exterior Features (+)	\$1,500	\$63,700
Garages (+) 0 sqft	\$0	\$63,700
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$56,311

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	1951	1951	71 P		1.04		696 sqft	\$56,311	75%	\$14,080	0%	100%	1.000	0.6900	\$9,700
2: Detached Garage R 01	100%	1	Wood Frame	D	1951	1951	71 P	\$35.01	1.04	\$29.13	20'x22'	\$12,816	75%	\$3,200	0%	100%	1.000	0.6900	\$2,200