

45-08-28-204-018.000-004

Blackhall Partners XII LLC

3736 MADISON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2556

1/2

General Information

Parcel Number 45-08-28-204-018.000-004
Local Parcel Number 001-25-45-0134-0010

Tax ID:

Routing Number J45-134 27

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 2556-004
Neighborhood- 2556

Section/Plat

Location Address (1)
3736 MADISON ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
2556-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Sunday, January 8, 2023
Review Group 2021

Ownership

Blackhall Partners XII LLC
1655 Maple RD
Homewood, IL 60430

Legal

JACKSON PARK SOUTH BROADWAY ADD. S2. L.9
BL.3 ALL 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 01/16/2018, 08/06/1985, 01/01/1900.

Res

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 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, 38, 38x125, 0.98, \$124, \$122, \$4,636, 0%, 100%, 0.8100, \$3,760.

Notes

9/1/2020 RYR3-21: 2556-15 Data Entered Change dwelling and detached garage condition from poor to very poor. A.Boudreaux 09/01/2020

1/22/2018 SINP: DATA ENTERED SALES DISC. TAX SALE. INVALID SALE. C.RATTLER, 1/22/18

10/13/2017 18CE: ASSESSED CORRECTLY,FLDR#2556-1.DATA ENTERED 10-13-17.D,COURTNEY

5/27/2011 FDAT: QS 1015 FLDR 291 10-12-95 TILL

5/27/2011 MISC: GATE LOCKED BACK EST

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (38), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$3,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,800).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1023 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
Porch, Open Masonry	77	\$4,400

Plumbing

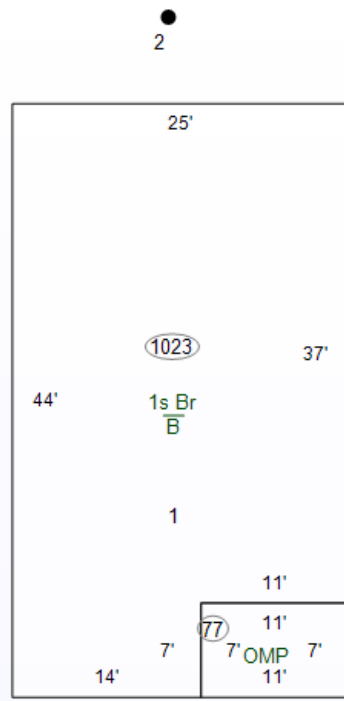
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1023	1023	\$89,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1023	0	\$26,900	
Crawl					
Slab					

Total Base \$116,700

Adjustments 1 Row Type Adj. x 1.00 \$116,700

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 \$116,700

Sub-Total, 1 Units

Exterior Features (+) \$4,400 \$121,100
 Garages (+) 0 sqft \$0 \$121,100
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 1.04
Replacement Cost \$113,350

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	Brick	D+2	1923	1923	99 VP		1.04		2,046 sqft	\$113,350	95%	\$5,670	0%	100%	1.000	1.0000	\$5,700
2: Detached Garage R 01	100%	1	Concrete Block	D	1923	1923	99 VP	\$63.40	1.04	\$52.75	12'x13'	\$8,229	95%	\$410	0%	100%	1.000	1.0000	\$400