

45-08-28-277-009.000-004

Blackhall Partners XII LLC

3947 JEFFERSON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-277-009.000-004
Local Parcel Number 001-25-42-0237-0037

Tax ID:

Routing Number J42-237 9

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)
3947 JEFFERSON ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All 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

GEORGE & WILLIAM EARLES 2ND. GLEN PARK
ADD. S2. L.36 BL.11 ALL L.37 BL.11



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/01/2018 and 01/01/1900.

Notes

8/7/2020 RYR3-21: chng cond to vp. D.WASHINGTON 8-6-20F#12516-2.3
10/28/2016 17CE: (12516-2)DATA ENTERED. CORRECTED GRADE FROM D+1 TO D+2 AND COND FROM FAIR TO POOR AND DETGAR COND FAIR TO VERY POOR. C.RATTLER, 10/28/2016.
7/5/2011 FDAT: QS 1015 FLDR#298 9/30/95 F HARRIS

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 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, 38x124, 0.97, \$95, \$92, \$3,496, 0%, 100%, 0.6400, \$2,240.

Land Computations

Table with columns: Description, 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 (\$2,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,200).

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 774 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 Frame	135	\$5,800
Porch, Enclosed Frame	66	\$6,100

**Plumbing**

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

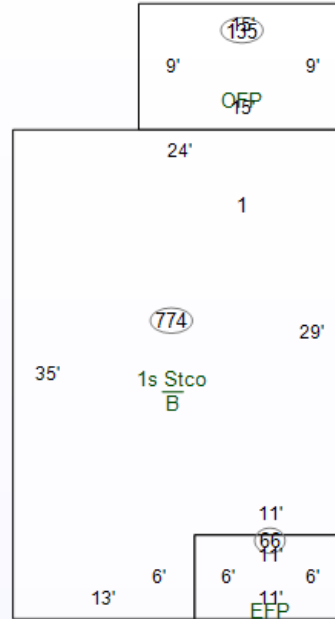
**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air

●  
2



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 2	774	774	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	774	0	\$23,100	
Crawl				
Slab				

Total Base		\$89,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$89,700</b>
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		\$89,700
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$11,900	\$101,600
Garages (+) 0 sqft	\$0	\$101,600
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
<b>Replacement Cost</b>		<b>\$95,098</b>

**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	Stucco	D+2	1917	1917	105 VP		1.04		1,548 sqft	\$95,098	95%	\$4,750	0%	100%	1.000	0.6900	\$3,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1924	1924	98 VP	\$37.11	1.04	\$30.88	21'x19'	\$12,319	95%	\$620	0%	100%	1.000	0.6900	\$400