

45-08-28-279-023.000-004

Watson, Christal

3986 BROADWAY

429, Other Retail Structures

Neighborhood- 25904

1/2

General Information

Parcel Number 45-08-28-279-023.000-004
Local Parcel Number 001-25-42-0235-0014

Tax ID:

Routing Number J42-235 15

Property Class 429 Other Retail Structures

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 25904-004 Neighborhood- 25904

Section/Plat

Location Address (1) 3986 BROADWAY GARY, IN 46408

Zoning

Subdivision

Lot

Market Model N/A

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 2019

Ownership

Watson, Christal 3601 Adams Gary, IN 46408

Legal

GEO. & WM. EARLE'S 2ND GLEN PARK ADD. L.14 BL.9



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (01/09/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$10,400), Improvement (\$35,700), Total (\$46,100), and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (11), Pricing Method (S), Soil (S), Act Front. (25), Size (2850.00), Factor (2.88), Rate (\$1.27), Adj. Rate (\$3.66), Ext. Value (\$10,431), Infl. % (0%), Res Elig % (0%), Market Factor (1.0000), Value (\$10,430).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/09/2018 Watson, Christal (300099 Ta / \$0), 12/06/2004 Dafiaghor, Abel (GIFT / \$46,825), 01/01/1900 NEMTUDA, JOHN J (WD / \$0).

Commercial

Notes

8/17/2022 RYR1-23: NO PHSYICAL CHARACTERISTIS CHANGES AS OF 8/17/22
11/6/2018 SINP: SALES DATE ; 11/9/2018 SALES PRICE : 500.00 CHANGES: NO CHANGES INVALID L.FORD
10/25/2018 RYR1-19: CORRECT LAND FACTOR 2.88 TO 1.00 GRADE FAIR TO POOR CORRECTED OBSO TO 30% KSTINES 10/18/18 #FLDR 1015 A
1/12/2015 15CE: 2015 Cyclical Entered Assessment corrected TJohnson 11/28/2014
1/12/2015 DBAS: DIAMONDS PLACE
1/12/2015 MISC: MISCELLANEOUS C.SMITH 04/23/2013 LAND METHOD ACRE TO SQFT/LAND INFLUENCE REMOVED C.SMITH 06/04/2013 CORRECTED USE WALL TYPE

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$10,400), Total Value (\$10,400).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(191'),2(39')
Heating	2170 sqft
A/C	2170 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	1
Half Bath	0	0	1
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	2

GCK Adjustments

<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		
<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

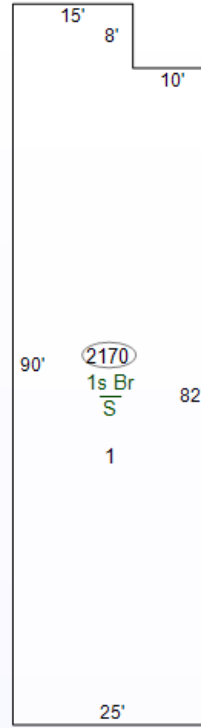
Description	Value
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Roofing

<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		

Building Computations

Sub-Total (all floors)	\$250,193
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$8,000
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0



Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENRET	GENRET
Use Area	1801 sqft	369 sqft
Area Not in Use	0 sqft	0 sqft
Use %	83.0%	17.0%
Eff Perimeter	230'	230'
PAR	11	11
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	12'	12'

Base Rate	\$130.66	\$130.66
Frame Adj	(\$11.17)	(\$11.17)
Wall Height Adj	(\$4.20)	(\$4.20)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$115.30	\$115.30
BPA Factor	1.00	1.00
Sub Total (rate)	\$115.30	\$115.30

Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$115.30	\$115.30
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$207,649	\$42,544

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	Brick	C-1	1922	1975	47 F		1.04		2,170 sqft	\$255,095	80%	\$51,020	30%	100%	1.000	1.0000	\$35,700