

45-08-28-279-024.000-004

Agnew, Debbie

3988-90 BROADWAY

429, Other Retail Structures

Neighborhood- 25904

1/2

General Information

Parcel Number 45-08-28-279-024.000-004
Local Parcel Number 001-25-42-0235-0015
Tax ID:

Ownership

Agnew, Debbie
3467 Highland CT
Crown Point, IN 46307

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/04/2021 to 01/01/1900.

Notes

8/17/2022 RYR1-23: NO PHSYICAL CHARACTERISTIS CHANGES AS OF 8/17/22
9/23/2021 SINP: DATA ENTERED SALES DISCLOSURE
10/25/2018 RYR1-19: CORRECT LAND FACTOR 2.88 TO 1.00 70% ADDED FAIR TO POOR LABEL CNRT TO CNCRT BLCK REMOVE WDDK KSTINES 10/18/18 #FLDR 1015 A

Routing Number J42-235 14

Property Class 429 Other Retail Structures

Legal

GEO. & WM. EARLE'S 2ND GLEN PARK ALL L.15 BL.9



Commercial

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690 GARY COMMUNITY
Neighborhood 25904-004
Section/Plat
Location Address (1) 3988-90 BROADWAY GARY, IN 46408

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 120', CI 120' 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 land type 11, pricing method S, etc.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Sunday, January 8, 2023
Review Group 2019

Data Source N/A

Collector 06/27/2018 KENYA STINES

Appraiser 10/25/2018 MARY SHAW

7/5/2017 FDAT: REMOVED WDDK.

1/23/2015 15CE: 2015 Cyclical Entered Assessment corrected TJohnson 11/28/2014

1/23/2015 FDRV: #116 7/9/03 20%OBS FOR VACANCY & 10%OBS FOR APTS ON 2ND FLOOR

1/23/2015 HRFR: O QUINN 10/5/95 FOLDER 1015 IBTR STIPULATION: L 10400 IMP 29400 TOT: 39800 9/28/05 WF Building given 55% obsolescence filed form 137R 1/30/2009

1/23/2015 MISC: MISCELLANEOUS C.SMITH 04/23/2013 LAND METHOD ACRE TO SQFT

Land Computations

Table with columns: Land Computations, 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 (\$3,600), Total Value (\$3,600).

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2/2

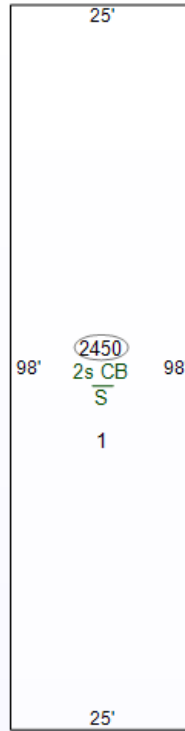
General Information				
Occupancy	C/I Building	Pre. Use	General Retail	
Description	C/I Building C 01	Pre. Framing	Wood Joist	
Story Height	2	Pre. Finish	Finished Open	
Type	N/A	# of Units	1	
	SB	B	1	U
Wall Type	1: 2(246')		U: 2(246')	
Heating			245 sqft	2450 sqft
A/C			245 sqft	
Sprinkler				

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other		
Water Heaters	0	0	0	0	GCK Adjustments		
Add Fixtures	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Total	0	0	0	0	<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

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$454,867	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$454,867
Plumbing	\$0	Quality (Grade)	\$432,125
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$449,409
Exterior Features	\$0		



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	UTLSTOR	APART	UTLSTOR
Use Area	2205 sqft	245 sqft	2205 sqft	245 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	90.0%	10.0%	90.0%	10.0%
Eff Perimeter	246'	246'	246'	246'
PAR	10	10	10	10
# of Units / AC	0	0	1 / N	0
Avg Unit sz dpth	-1	-1	2205	-1
Floor	1	1	2	2
Wall Height	12'	12'	9'	9'
Base Rate	\$138.41	\$95.94	\$99.75	\$73.00
Frame Adj	(\$12.68)	(\$15.78)	(\$9.95)	(\$11.16)
Wall Height Adj	(\$6.62)	(\$6.62)	(\$3.94)	(\$11.82)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$119.11	\$73.54	\$85.86	\$50.02
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$119.11	\$73.54	\$85.86	\$50.02
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$6.06)	\$0.00	\$0.00	\$0.00
A/C	(\$5.00)	\$4.23	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	(\$3.99)	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$2.17	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$104.06	\$77.77	\$88.03	\$50.02
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$229,452	\$19,054	\$194,106	\$12,255

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co 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%	2	Concrete Block	C-1	1958	1958	64	VP		1.04		4,900 sqft	\$449,409	80%	\$89,880	60%	100%	1.000	1.0000	\$36,000