

45-08-28-406-023.000-004

Blackhall Partners XII LLC

632 W 43RD AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-406-023.000-004
Local Parcel Number 001-25-45-0037-0036

Tax ID:

Routing Number J45-037

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 12515-004
Neighborhood- 12515

Section/Plat

Location Address (1)
632 W 43RD AVE
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12515-004 - 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

HIGHLAND PARK LOTS 27 & 28 BLOCK 4



Transfer of Ownership

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

Notes

6/30/2020 RYR3-21: no physical characteristic change made as of 6-29-20. D.Washington F#12515-4
11/5/2018 SINP: 11-5-18. DATA ENTERED. TAX SALE. INVALID SALE. DDANIELS SINP
10/27/2016 17CE: (12515-12) DATA ENTERED. CORRECTED GRADE FROM D+1 TO D+2 AND DETGAR COND FROM FAIR TO VERY POOR. C.RATTLER, 10/27/2016.
5/9/2016 ERR: Corrected basement from 952 to 1064. 5/9/2016 MBanks
4/8/2011 F133: QS 1016 FLDR 274 11-28-95 I MATTHEWS FM 133 REMOVED POOL & WDDK...5-25-01 D CRUZ

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). Rows show values for 2022, 2021, and 2020.

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, 50, 50x125, 0.98, \$188, \$184, \$9,200, 0%, 100%, 0.8200, \$7,540.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$7,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,500).

Data Source N/A Collector 06/30/2020 Darrick Washingto Appraiser 06/30/2020 MARY SHAW

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	112 - Conventional
<b>Finished Area</b>	952 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Masonry	112	\$5,200

**Plumbing**

	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

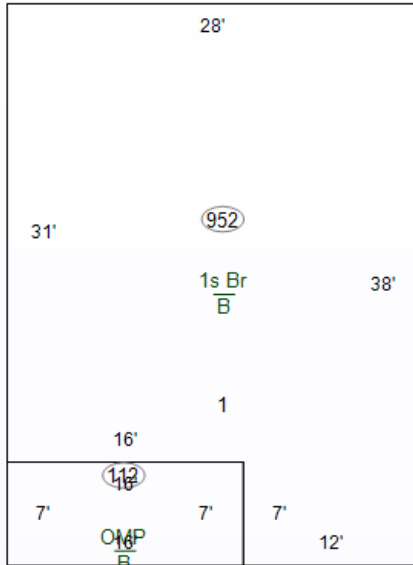
**Accommodations**

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

**Heat Type**

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	952	952	\$85,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1064	0	\$27,800	
Crawl				
Slab				

<b>Total Base</b>	\$113,000
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
	\$113,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800
	\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$115,400
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<b>Sub-Total, 1 Units</b>	
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Exterior Features (+)	\$5,200	\$120,600
Garages (+) 0 sqft	\$0	\$120,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$112,882

**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	1947	1947	75 F		1.04		2,016 sqft	\$112,882	65%	\$39,510	0%	100%	1.000	0.8800	\$34,800
2: Detached Garage R 01	100%	1	Wood Frame	E	1947	1947	75 VP	\$42.59	1.04	\$17.72	14'x22'	\$5,457	95%	\$270	0%	100%	1.000	0.8800	\$200