

45-08-28-482-016.000-004

Blackhall Partners XII LLC

4450 WASHINGTON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-482-016.000-004
Local Parcel Number 001-25-45-0208-0041

Tax ID:

Routing Number J45-208 15

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)
4450 WASHINGTON ST
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

KELLEY-SEMME BLVD. HGHTS. ADD. ALL L.37
BL.7 N2. L.38 BL.7



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

7/1/2020 RYR3-21: no physical characteristic change made as of 6-30-20. D.Washington F#12515-11
10/27/2016 17CE: Changed dwell from poor to vp cond. Changed detgar from fair to poor cond. Removed pool. j tillman 12515-1
7/5/2015 FDRV: Field Review COND AV TO PR AND APPLIED 40% OBSO 7/5/2015 D CRUZ

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 data for 2022 and 2021.

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 F F 45 45x127 0.98 \$188 \$184 \$8,280 0% 100% 0.8200 \$6,790

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$6,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,800)

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	1493 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" 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**

Description	Area	Value

**Plumbing**

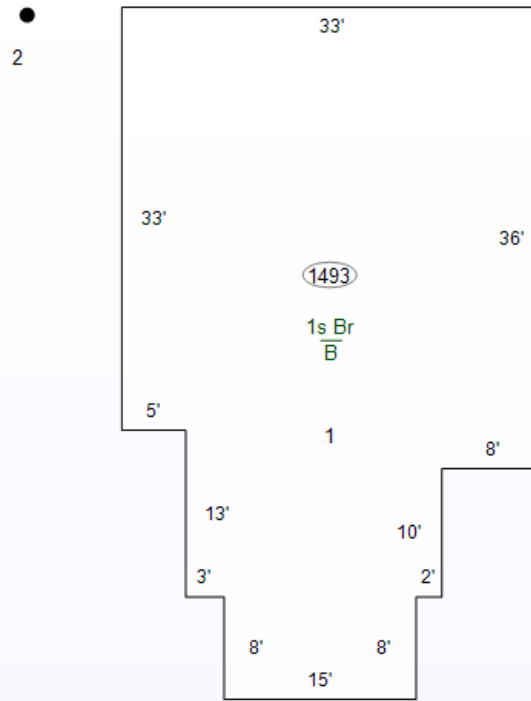
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1493	1493	\$112,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1493	0	\$34,200	
Crawl				
Slab				

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>Total Base</b>	<b>\$146,500</b>
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1493	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	<b>\$156,200</b>
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<b>Sub-Total, 1 Units</b>	<b>\$156,200</b>
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Exterior Features (+)	\$0	\$156,200
Garages (+) 0 sqft	\$0	\$156,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	1.04	
<b>Replacement Cost</b>	<b>\$154,326</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	Brick	C-1	1921	1921	101 VP		1.04		2,986 sqft	\$154,326	95%	\$7,720	40%	100%	1.000	0.8800	\$4,100
2: Detached Garage R 01	100%	1	Wood Frame	E	1922	1922	100 P	\$42.59	1.04	\$17.72	16'x20'	\$5,670	75%	\$1,420	0%	100%	1.000	0.8800	\$1,200