

45-08-29-205-007.000-003

381 Investments Inc

2240 W RIDGE RD

429, Other Retail Structures

Neighborhood- 41901

1/4

General Information

Parcel Number 45-08-29-205-007.000-003
Local Parcel Number 001-41-49-0139-0013

Tax ID:

Routing Number QS 815

Property Class 429 Other Retail Structures

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 003 (Local 003) Gary Corp - Calumet Twp - Lake Ri

School Corp 4650 LAKE RIDGE

Neighborhood 41901-003 Neighborhood- 41901

Section/Plat

Location Address (1) 2240 W RIDGE RD GARY, IN 46408

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2022

Ownership

381 Investments Inc 3715 W 20th PL Gary, IN 46408

Legal

Englehart's Ridge Road Add BL.9 W.8.34ft of Lot 11 All Lots 12,13 & 14



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 (10/02/2022, 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 (checkboxes), and Land/Improvement values (\$13,400, \$5,100, \$18,500, \$35,900, \$49,300).

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. (60), Size (11750), Factor (1.00), Rate (\$1.15), Adj. Rate (\$1.15), Ext. Value (\$13,513), Infl. % (-1%), Res Elig % (0%), Market Factor (1.0000), Value (\$13,380).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/21/2020, 05/16/2017, 05/16/2017, 04/25/1984, 01/01/1900.

Commercial

Notes

8/31/2021 RYR4-22: PHYSICAL CHARACTERISTIC CHANGE IS ADDED 90% OBSO FOR FIRE DAMAGE ON THE DAY OF 08/04/21 QS/ 815-37 KSTINES
1/22/2021 SINP: Data entered Sales Disclosure. \$2,600. Tax Sale, Invalid.
7/25/2019 134: Taxpayer no call, no, no show for initial hearing on 7/25/2019 at 10:30 am. Calumet Township Assessor recommendation: no change. Forward to the PTABOA (2011)
12/12/2017 COMB: PER TAX IMPORTS - COMBINE PARCEL 45-08-29-205-008.000-003 TO 205-007. (.270 AC) E HARRIS 12-12-2017
12/6/2017 18CE: FOLDER 41901 - CHANGE LAND FACTOR FROM 2.32 TO 1.00. REMOVE 3 ROOF EXT'S AND FENCING. E HARRIS 12-6-2017
5/23/2016 VRFY: chng cond on bldg to vp and chng cond. on 3 rfx and fencing to pr. D.Washington 5/23/16
2/9/2012 ENTR: Reassess Viewed & Entered REMOVED HEAT & PLUMB. J. TILLMAN 02/09/2012
7/21/2008 FDAT: 815 folder

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(338')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

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		

GCK Adjustments

<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

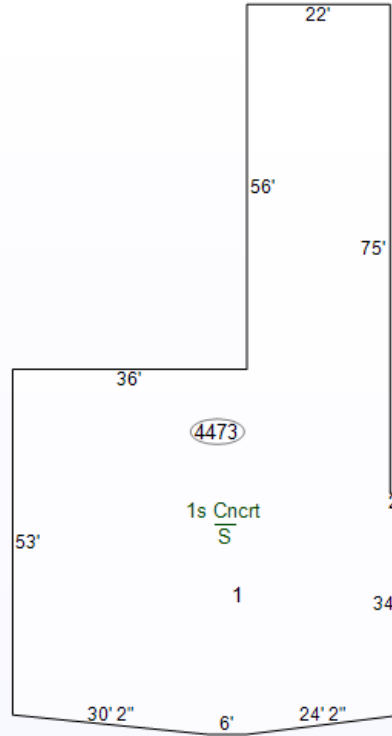
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$224,494	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$224,494
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	Repl. Cost New	\$186,779
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENRET	UTLSTOR
Use Area	895 sqft	3578 sqft
Area Not in Use	0 sqft	0 sqft
Use %	20.0%	80.0%
Eff Perimeter	338'	338'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	10'	10'

Base Rate	\$101.93	\$63.31
Frame Adj	(\$10.86)	(\$14.26)
Wall Height Adj	(\$5.24)	(\$3.68)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$85.83	\$45.37
BPA Factor	1.00	1.00
Sub Total (rate)	\$85.83	\$45.37
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$6.06)	(\$1.33)
A/C	(\$5.00)	\$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	\$74.77	\$44.04
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$66,919	\$157,575

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	Concrete	D	1957	1957	65 VP		1.04		4,473 sqft	\$186,779	80%	\$37,360	90%	100%	1.000	1.0000	\$3,700

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429, Other Retail Structures

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General Information

Occupancy Fencing
 Description Fencing C 01 (0sqft)
 Story Height 0
 Style N/A
 Finished Area
 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

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Description	Count	Value
	1	
	2	

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments **Total Base**
 Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade) 0.80
 Location Multiplier 1.04
Replacement Cost \$265

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: Fencing C 01 (0sqft)	0%	1	9 Gauge Galvaniz	D	1979	1979	43 F	\$15.94	1.04	\$13.26	20' x 6'	\$265	80%	\$50	0%	100%	1.000	1.0000	\$100
2: Paving C 01 (3750sqft)	0%	1	Asphalt	D	1979	1979	43 F	\$2.14	1.04	\$1.78	3,750 sqft	\$6,687	80%	\$1,340	0%	100%	1.000	1.0000	\$1,300

