

45-08-29-205-010.000-003

381 Investments Inc

2216 W RIDGE RD

420, Small Detached Retail of Less Tha

Neighborhood- 41901

1/4

General Information

Parcel Number 45-08-29-205-010.000-003
Local Parcel Number 001-41-49-0139-0007

Tax ID:

Routing Number QS 815

Property Class 420 Small Detached Retail of Less Than

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) 2216 W RIDGE RD GARY, IN 46408

Ownership

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

Legal

ENLEHARTS RIDGE ROAD ADD. ALL LOTS 7 & 8 BL.9



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Notes

8/31/2021 RYR4-22: NO PHYSICAL CHARACTERISTIC ON THE DAY OF 08/04/21 QS/ 815-37 KSTINES
Add 50% obs TCaldwell 10/25/21
1/22/2021 SINP: Data entered Sales Disclosure. \$2,100. Tax Sale, Invalid.
4/13/2018 MIS1: removed building and fencing depreciation override
12/6/2017 18CE: FOLDER 41901 - CHANGE LAND FACTOR FROM 2.46 TO 1.00.
4/1/2014 MEM4: FOLDER 815

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 valuation data 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
Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2022

Data Source N/A Collector 08/31/2021 KENYA STINES Appraiser 08/31/2021 MARY SHAW

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Parcel Acreage (0.00), etc.

**General Information**

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

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(140')
<b>Heating</b>	750 sqft
<b>A/C</b>	750 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	0	0
<b>Total</b>	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**

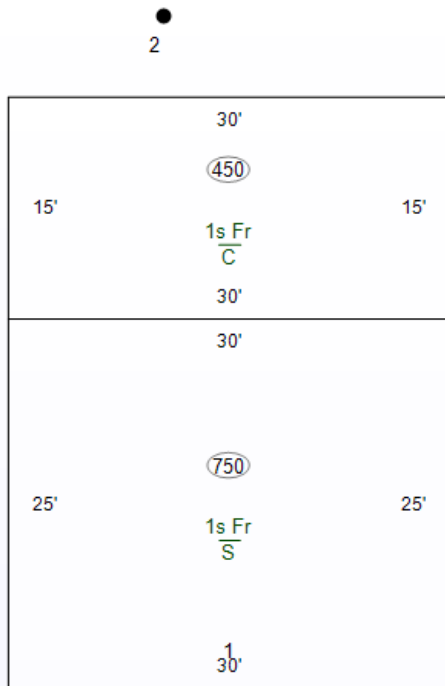
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$132,231</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$132,231</b>
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$110,016</b>
Exterior Features	\$0		



**Floor/Use Computations**

Pricing Key	GCM
Use	GENRET
Use Area	1200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	140'
PAR	12
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'
<b>Base Rate</b>	<b>\$135.44</b>
Frame Adj	(\$10.86)
Wall Height Adj	(\$10.24)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$114.34</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$114.34</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$2.27)
A/C	(\$1.88)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$110.19</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$132,231</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: C/I Building C 01	0%	1	Wood Frame	D	1953	1953	69 VP		1.04		1,200 sqft	\$110,016	80%	\$22,000	50%	100%	1.000	1.0000	\$11,000
2: Fencing C 01	0%	1	Plank	D	1989	1989	33 F	\$14.85	1.04	\$12.36	40' x 5'	\$494	80%	\$100	0%	100%	1.000	1.0000	\$100

**General Information**

Occupancy Duplex  
 Description Duplex R 01  
 Story Height 1  
 Style N/A  
 Finished Area 1200 sqft  
 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**

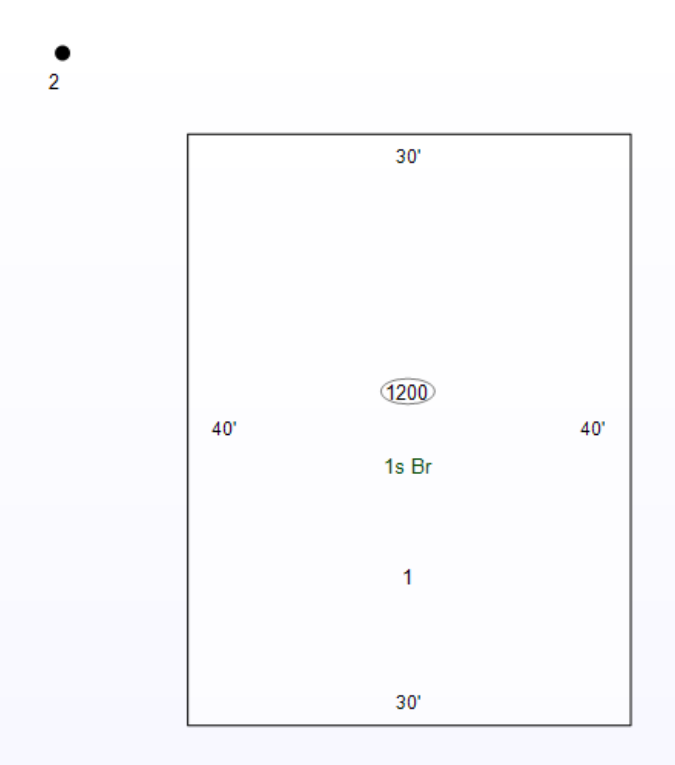
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1200	1200	\$98,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base** \$98,600

**Adjustments** 1 Row Type Adj. x 1.00 \$98,600

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

**Sub-Total, One Unit** \$98,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$98,600
Garages (+) 0 sqft	\$0	\$98,600
Quality and Design Factor (Grade)	0.80	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$82,035</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: Duplex R 01	0%	1	Brick	D	1939	1939	83 P		1.04		1,200 sqft	\$82,035	75%	\$20,510	0%	100%	1.000	1.0000	\$20,500
2: Detached Garage	0%	1	Wood Frame	D	2000	2000	22 F	\$24.49	1.04	\$20.38	30'x40'	\$24,451	30%	\$17,120	0%	100%	1.000	1.0000	\$17,100

