

45-08-29-233-001.000-003

Botman, Geoffrey M

3801 HAYES

499, Other Commercial Structures

Neighborhood- 41901

1/2

**General Information**

**Parcel Number**  
45-08-29-233-001.000-003

**Local Parcel Number**  
001-41-49-0309-0001

**Tax ID:**

**Ownership**

Botman, Geoffrey M  
3805 W 40th AVE  
Gary, IN 46408

**Legal**

RED OAK 2ND ADD BLOCK 16 LOT 1 & 3

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/15/2012	Botman, Geoffrey M		WD	/	\$42,500	V
08/28/2003	GREAT LAKES ELEC		WD	/	\$0	I
02/19/2002	VOGELGESANG, PAT		WD	/	\$0	I
01/01/1900	SACERICJ, JOSEPH		WD	/	\$0	I

**Notes**

8/31/2021 RYR4-22: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 8/31/21 FLDR#37 QS 815

12/5/2017 18CE: Data entered 18CE. Folder #41901. Corrected land factor from 2.12 to 1.00. Corrected grade of fencing from C to D.

**Routing Number**  
QS 815

**Property Class 499**  
Other Commercial Structures



Commercial

Year: 2022

**Location Information**

**County**  
Lake

**Township**  
CALUMET TOWNSHIP

**Valuation Records (Work In Progress values are not certified values and are subject to change)**

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
10/02/2022	<b>As Of Date</b>	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>\$10,800</b>	<b>Land</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,800	Land Non Res (3)	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
<b>\$10,900</b>	<b>Improvement</b>	<b>\$10,900</b>	<b>\$8,800</b>	<b>\$8,800</b>	<b>\$8,800</b>	<b>\$8,800</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,900	Imp Non Res (3)	\$10,900	\$8,800	\$8,800	\$8,800	\$8,800
<b>\$21,700</b>	<b>Total</b>	<b>\$21,700</b>	<b>\$19,600</b>	<b>\$19,600</b>	<b>\$19,600</b>	<b>\$19,600</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,700	Total Non Res (3)	\$21,700	\$19,600	\$19,600	\$19,600	\$19,600

**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)**  
3801 HAYES  
GARY, IN 46406

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography**      **Flood Hazard**  
Level

**Public Utilities**      **ERA**  
All

**Streets or Roads**      **TIF**  
Unpaved

**Neighborhood Life Cycle Stage**  
Static

Printed Saturday, January 7, 2023

Review Group 2022

Data Source N/A

Collector 08/30/2021

KENYA STINES

Appraiser 08/30/2021

MARY SHAW

**Land Computations**

Calculated Acreage	0.21
Actual Frontage	75
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$10,800
<b>Total Value</b>	<b>\$10,800</b>

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Pole Frame
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<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>	1200 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

Plumbing RES/CI

	#	TF	#	TF
<b>Full Bath</b>	0	0	1	3
<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	1	3

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 checked="" type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input checked="" type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

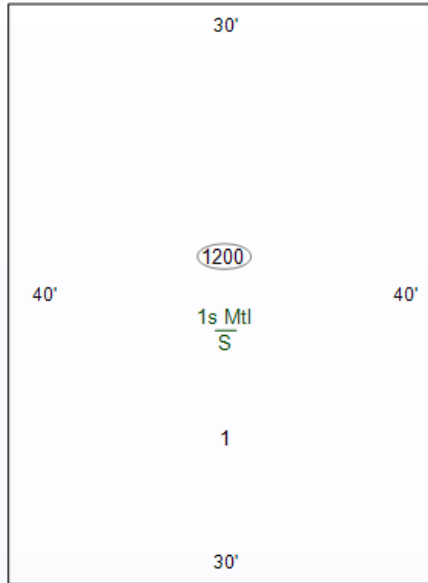
Description	Area	Value

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	1200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	140'
PAR	12
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'

<b>Base Rate</b>	<b>\$32.72</b>
Frame Adj	\$0.00
Wall Height Adj	\$1.66
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$32.72</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$32.72</b>
Interior Finish	\$4.45
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$4.29
<b>S.F. Price</b>	<b>\$43.12</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$51,742</b>

Building Computations

<b>Sub-Total (all floors)</b>	<b>\$51,742</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$56,542</b>
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$49,983</b>
Exterior Features	\$0		

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	Metal	D+1	1986	1986	36 F		1.04		1,200 sqft	\$49,983	80%	\$10,000	0%	100%	1.000	1.0000	\$10,000
2: Fencing C 01	0%	1	9 Gauge Galvaniz	D	1986	1986	36 F	\$15.94	1.04	\$18.15	250' x 6'	\$4,539	80%	\$910	0%	100%	1.000	1.0000	\$900