

45-08-33-478-010.000-004

Blackhall Partners XII LLC

5110 WASHINGTON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-33-478-010.000-004
Local Parcel Number 001-25-41-0173-0001

Tax ID:

Routing Number J41-173 14

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)
5110 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

BROADWAY HOME ACRES L.1 BL.2



Transfer of Ownership

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

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 values for years 2022, 2021, 2020, 2019, 2018.

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, 178, 178x136, 1.01, \$188, \$190, \$33,820, -45%, 100%, 0.8200, \$15,250.

Notes

7/15/2020 RYR3-21: no physical characteristic change made as of 7-14-20 D.Washington 7-15-20 F#12515-28
6/18/2019 MIS1: removed 17 & 18 posts per Michelle
12/5/2017 18CE: 12515-1 Data Entered Corrected dwelling, detached garage, and utility shed condition from fair to poor, changed pole barn condition from average to fair. A. Boudreaux 12/05/2017

11/21/2011 FDAT: QS 1018 FLDR# 321 5/18/95 I MATTHEWS

11/21/2011 MISC: 2 DOGS PRESENT; SIGN NO TRESSPASSING; ESTIMATED

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.56), Actual Frontage (178), Developer Discount, Parcel Acreage (0.56), 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 (0.56), 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 (\$15,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,300).

**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>	1024 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Stoop, Masonry	25	\$1,500
Porch, Enclosed Frame	144	\$8,900

**Plumbing**

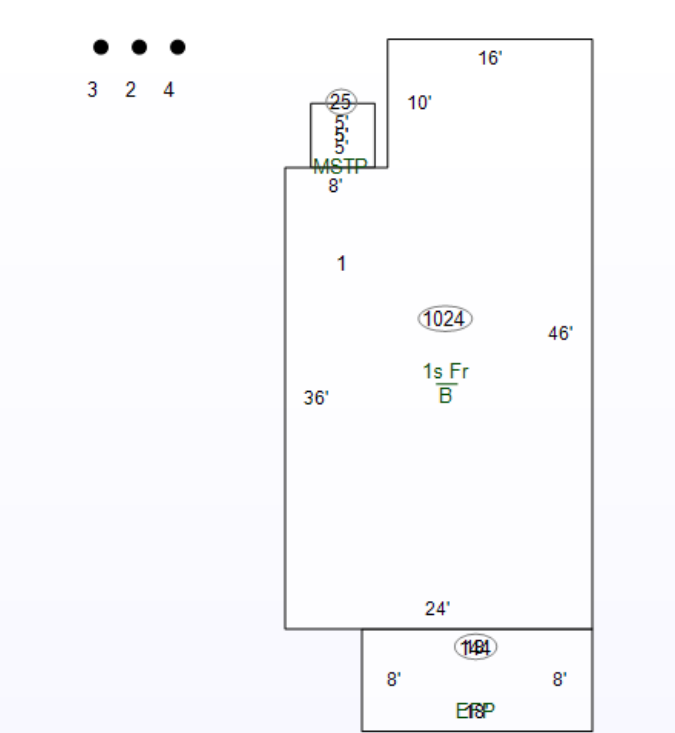
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1024	1024	\$81,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1024	0	\$26,900	
Crawl				
Slab				

**Total Base** \$108,600

**Adjustments** 1 Row Type Adj. x 1.00 \$108,600

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** \$108,600

**Sub-Total, 1 Units**

Exterior Features (+) \$10,400 \$119,000

Garages (+) 0 sqft \$0 \$119,000

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

**Replacement Cost** \$111,384

**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	Wood Frame	D+2	1927	1927	95 VP		1.04		2,048 sqft	\$111,384	95%	\$5,570	0%	100%	1.000	0.8800	\$4,900
2: Barn, Pole (T3) R 01	0%	1	T3AW	D	1993	1993	29 P	\$16.54	1.04		32' x 68' x 14'	\$29,946	60%	\$11,980	0%	100%	1.000	0.8800	\$10,500
3: Detached Garage R 01	100%	1	Wood Frame	D	1930	1930	92 P	\$37.11	1.04	\$30.88	18'x22'	\$12,227	75%	\$3,060	0%	100%	1.000	0.8800	\$2,700
4: Utility Shed R 01	0%	1		D	1930	1930	92 P	\$23.66	1.04	\$19.69	8'x14'	\$2,205	80%	\$440	0%	100%	1.000	0.8800	\$400