

45-08-34-303-021.000-004

5 Star Partners LLC

4936 PENNSYLVANIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-303-021.000-004
Local Parcel Number 001-25-41-0110-0029

Tax ID:

Routing Number J41-110 27

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 12510-004
Neighborhood- 12510

Section/Plat

Location Address (1)
4936 PENNSYLVANIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

5 Star Partners LLC
17441 Cambridge PL
Tinley Park, IL 60487

Legal

BROADHURST L.29 BL.3



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 (AA), As Of Date (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 (checked), Land (\$3,800), Land Res (1) (\$3,800), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$34,400), Imp Res (1) (\$19,700), Imp Non Res (2) (\$0), Imp Non Res (3) (\$14,700), Total (\$38,200), Total Res (1) (\$23,500), Total Non Res (2) (\$0), Total Non Res (3) (\$14,700)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (40), Size (40x125), Factor (0.98), Rate (\$131), Adj. Rate (\$128), Ext. Value (\$5,120), Infl. % (0%), Res Elig % (100%), Market Factor (0.7500), Value (\$3,840)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/11/2020 to 01/01/1900.

Res

Notes

8/7/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 8/4/2020 FOLDER 12510-26 LFORD
1/14/2020 SINP: Data entered sale disclosure sold 10 yrs land contract. 1/14/2020 TCaldwell
7/6/2017 SINP: DATA ENTERED SALES DISC. SALE DATE 4/4/17, SALE PRICE \$500. TAX SALE, INVALID SALE. CORRECTED DWELLING COND FROM FAIR TO POOR
1/14/2016 MIS1: Added the living space over degar.
12/20/2011 FDAT: QS 1118 FLDR# 331 8/2/95 J HARRIS

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.11, Actual Frontage 40, Developer Discount, Parcel Acreage 0.12, 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 0.12, 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 \$3,800, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$3,800)

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 1024 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
Wood Deck	60	\$1,400
Canopy, Shed Type	60	\$400

**Plumbing**

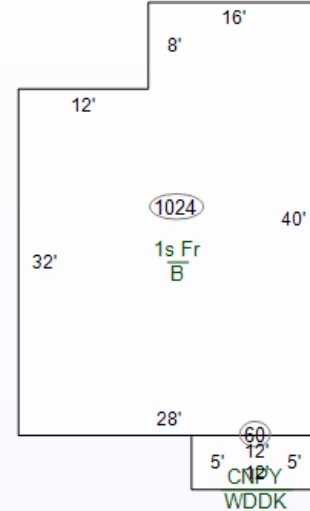
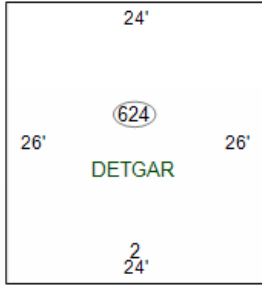
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Portable Spa	1	\$1,700

**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 (+)	\$1,700
Elevator (+)	\$0

**Sub-Total, One Unit** \$110,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,800	\$112,100
Garages (+) 0 sqft	\$0	\$112,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$104,926</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	Wood Frame	D+2	1948	1948	74 P		1.04		2,048 sqft	\$104,926	75%	\$26,230	0%	100%	1.000	0.7500	\$19,700
2: Detached Garage	0%	1	Wood Frame	D	1950	1950	72 F	\$31.48	1.04	\$26.19	24'x26'	\$56,101	65%	\$19,640	0%	100%	1.000	0.7500	\$14,700