

45-08-34-378-010.000-004

Blackhall Partners XII LLC

5136 CAROLINA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-378-010.000-004
Local Parcel Number 001-25-41-0161-0004
Tax ID:

Ownership

Blackhall Partners XII LLC
1655 Maple RD
Homewood, IL 60430

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.

Legal

BROADWAY GARDENS L.4 BL.10 N. 55FT. L.5 BL.10

Routing Number J41-161 12

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 12510-004
Section/Plat
Location Address (1) 5136 CAROLINA ST GARY, IN 46409

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 data 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.

Zoning

Subdivision

Lot

Market Model 12510-004 - Residential

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Declining

Printed Sunday, January 8, 2023
Review Group 2021

Data Source N/A Collector 08/10/2020 Dion Courtney Appraiser 08/12/2020 MARY SHAW

Notes

3/23/2021 BPER: PERMIT DATA ENTERED #18456
ANOTHER VISIT REQUIRED
CHECK ROOF & REHAB NOT COMPLETE
8/14/2020 RYR3-21: 12510-31 Removed utility shed
12/16/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF
11/7/2018 SINP: Data entered sales disclosure sale date 3/1/18 sale price \$500.00 sold on tax sale sale invalid TCaldwell 11/7/18

11/4/2016 17CE: Dwell from avg to poor cond. Detgar from fair to poor cond. j tillman 12510-15
11/16/2011 FDAT: Q S 1118 FOLDER 328 M BROWN SEPTEMBER 21,1995

Land Computations

Table with columns: Computation, Value. Rows include 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 \$9,000.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 975 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
Porch, Enclosed Frame	132	\$8,100
Stoop, Masonry	30	\$1,500
Canopy, Roof Extension	30	\$600

Plumbing

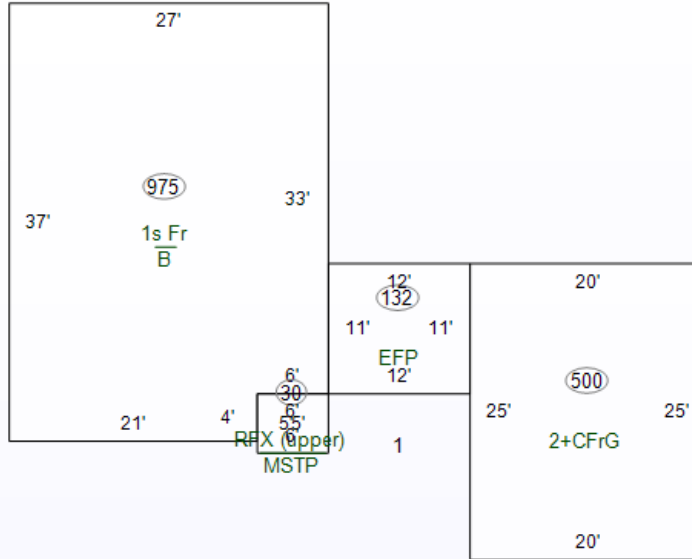
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	2

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	975	975	\$79,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	975	0	\$26,100	
Crawl				
Slab				

Total Base \$105,100

Adjustments 1 Row Type Adj. x 1.00 \$105,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$106,700

Sub-Total, 1 Units

Exterior Features (+)	\$10,200	\$116,900
Garages (+) 500 sqft	\$15,200	\$132,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$123,646

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	1955	1955	67 VP		1.04		1,950 sqft	\$123,646	95%	\$6,180	0%	100%	1.000 0.7500	\$4,600