

45-09-06-380-002.000-004

Blackhall Partners XII LLC

809 FAYETTE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2521

1/2

General Information

Parcel Number 45-09-06-380-002.000-004
Local Parcel Number 001-25-45-0076-0049

Tax ID:

Routing Number J45-076 185

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 2521-004 Neighborhood- 2521

Section/Plat

Location Address (1) 809 FAYETTE ST GARY, IN 46403

Zoning

Subdivision

Lot

Market Model 2521-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, January 8, 2023 Review Group 2019

Ownership

Blackhall Partners XII LLC 1655 Maple RD Homewood, IL 60430

Legal

RESUB. BLKS. 3-7-8 INDIAN HILLS ADD LOTS 44 & 45 BL.7 *



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 (\$7,600), Land Res (1) (\$7,600), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$5,900), Imp Res (1) (\$5,900), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$13,500), Total Res (1) (\$13,200), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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. (60), Size (60x121), Factor (0.96), Rate (\$125), Adj. Rate (\$120), Ext. Value (\$7,200), Infl. % (0%), Res Elig % (100%), Market Factor (1.0500), Value (\$7,560)

Transfer of Ownership

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

Res

Notes

6/23/2022 RYR1-23: NO PHYSICAL CHARACTERISTIC CHANGES AS OF 06.23.22 KSTINES
3/31/2021 BPER: DATA ENTERED BUILDING PERMIT #18458 CHANGED COND. FROM POOR TO VERY POOR FIRE DAMAGE
11/7/2018 SINP: 11-7-18. TAX SALE. INVALID SALE. SINP. DATA ENTERED. DDANIELS
8/30/2018 RYR1-19: FLD #2521-78 - DATA ENTERED: CORRECTED DWELLING COND FROM VERY POOR TO POOR AND APPLIED 40% OBSO AND CORRECTED LABEL FROM 3/4sBr/1sBr/B TO 3/4sBr/1sFr/B . C.RATTLER, 08/30/2018
1/15/2015 15CE: 2015 Cyclical Entered 2521-5 CORRECTED GRADE TO D+2 CHANGED COND TO VP. 12/08/2014 CRATTLER
1/15/2015 MIS1: Miscellaneous 1 dwelling entered as 1stbr/1sfr/b should be 3/4fr/1sbr/b 10/19/10 d cruz

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.17, Actual Frontage 60, Developer Discount, Parcel Acreage 0.17, 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 0.17, 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 \$7,600, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$7,600)

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 3/4
Style	112 - Conventional
Finished Area	1248 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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
Porch, Enclosed Frame	111	\$7,200
Stoop, Masonry	32	\$1,500

Plumbing

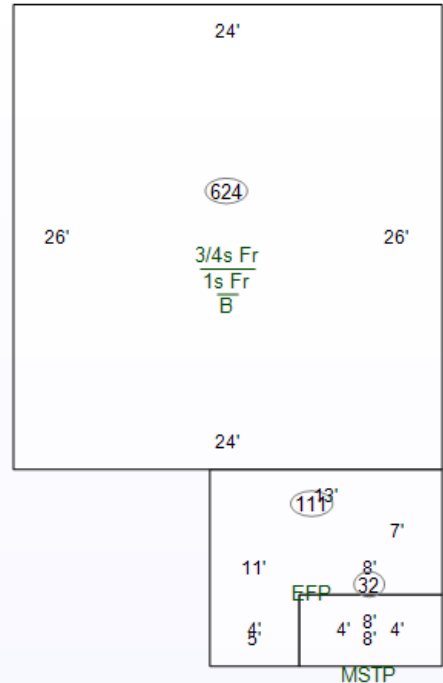
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	624	624	\$57,700	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	624	624	\$27,400	
Attic					
Bsmt		624	0	\$21,000	
Crawl					
Slab					

Total Base \$106,100

Adjustments 1 Row Type Adj. x 1.00 \$106,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$110,600

Sub-Total, 1 Units

Exterior Features (+)	\$8,700	\$119,300
Garages (+) 0 sqft	\$0	\$119,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
Replacement Cost		\$111,665

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 3/4	Wood Frame	D+2	1929	1929	93 VP		1.04		1,872 sqft	\$111,665	95%	\$5,580	0%	100%	1.000	1.0500	\$5,900