

45-02-36-405-011.000-023

18th Street Brewery LLC

5417 OAKLEY AVE

430, Restaurant, Cafeteria or Bar

Neighborhood- 26915

1/2

General Information

Parcel Number 45-02-36-405-011.000-023
Local Parcel Number 007-26-34-0231-0001

Tax ID:

Routing Number I34-231

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2021

Location Information

County Lake

Township NORTH TOWNSHIP

District 023 (Local 023 ) Hammond Corp (North)

School Corp 4710 HAMMOND CITY

Neighborhood 26915-023 Neighborhood- 26915

Section/Plat

Location Address (1) 5417 OAKLEY AVE HAMMOND, IN 46320

Zoning

Subdivision

Lot

Market Model 23-27

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, January 19, 2022

Review Group 2020

Ownership

18th Street Brewery LLC PO Box 1240 Hammond, IN 46325

Legal

Kleihege's Add. BL.1 Lots 1,2,3 & 4

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/09/2015 to 01/01/1900.

Notes

7/2/2019 COMB: 010 TO 011 20/21. 7/2/19 JV
12/6/2016 DBAS: 18TH STREET BREWERY LLC (2016).
11/20/2015 BPER: B15-02844 10/8/15 \$24,500 TUCKPOINT, 11/20/15 JV
B15-03611 11/17/15 \$47,100 INTERIOR REMODEL. 1/5/16 JV
REMODEL 17/18. 1/30/17 RD



Commercial

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 valuation data from 2021 back to 2017.

Land Data (Standard Depth: Res 120', CI 120' 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 data for Land Type 11, Pricing Method A, etc.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.48), Actual Frontage (143), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$35,100), Total Value (\$35,100).

Data Source N/A

Collector

FK

Appraiser

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Light Utility Storage
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	2	<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: 2(516')	U: 2(516')
<b>Heating</b>	16200 sqft	16200 sqft
<b>A/C</b>	2600 sqft	16200 sqft
<b>Sprinkler</b>	16200 sqft	16200 sqft

Plumbing RES/CI

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>		0	0	0
<b>Water Heaters</b>		0		0
<b>Add Fixtures</b>	0	0	10	10
<b>Total</b>	0	0	10	10

Roofing

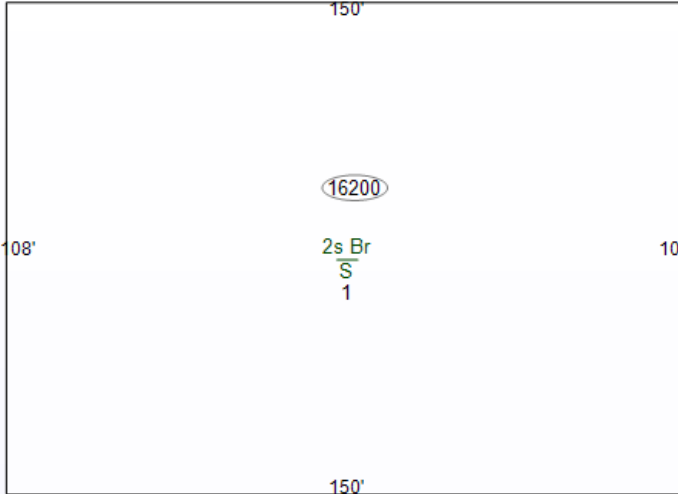
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Floor/Use Computations

Pricing Key	GCM	GCI	GCI
Use	DINING	LMFG	LUTLSTOR
Use Area	2600 sqft	13600 sqft	16200 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	16.0%	84.0%	100.0%
Eff Perimeter	516'	516'	516'
PAR	3	3	3
# of Units / AC	0	0 / N	0 / N
Avg Unit sz dpth	0		
Floor	1	1	2
Wall Height	14'	14'	12'
<b>Base Rate</b>	<b>\$72.48</b>	<b>\$52.89</b>	<b>\$28.50</b>
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$2.18	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$74.66</b>	<b>\$52.89</b>	<b>\$28.50</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$74.66</b>	<b>\$52.89</b>	<b>\$28.50</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$3.99
Sprinkler	\$3.51	\$3.32	\$2.66
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$78.17</b>	<b>\$56.21</b>	<b>\$35.15</b>
<b>Sub-Total</b>			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$203,242</b>	<b>\$764,456</b>	<b>\$569,430</b>

Special Features

Description	Value
FE, E	\$85,300

Other Plumbing

Description	Value	Description	Value
		<b>Sub-Total (all floors)</b>	<b>\$1,537,128</b>
		Racquetball/Squash	\$0
		Theater Balcony	\$0
		Plumbing	\$16,000
		Other Plumbing	\$0
		Special Features	\$85,300
		Exterior Features	\$0

Building Computations

Garages	\$0
Fireplaces	\$0
<b>Sub-Total (building)</b>	<b>\$1,638,428</b>
Quality (Grade)	\$1,638,429
Location Multiplier	1.04
<b>Repl. Cost New</b>	<b>\$1,703,965</b>
	\$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	0%	2	Brick	C	1926	1995	26 A		1.04		32,400 sqft	\$1,703,965	74%	\$443,030	0%	100%	1.000	1.1700	\$518,300
2: Concp	0%	1		C	2017	2017	4 A		1.04		3500 sqft	\$18,200	3%	\$17,650	0%	100%	1.000	1.0000	\$17,700