

45-05-31-455-020.000-004

Townsend, Dolshae F

256 N LAKE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2516

1/2

General Information

Parcel Number 45-05-31-455-020.000-004
Local Parcel Number 001-25-42-0043-0011
Tax ID:

Ownership

Townsend, Dolshae F
256 N Lake ST
Gary, IN 46403

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/11/2022 to 01/01/1900.

Notes

6/2/2022 RYR1-23: Data Entered No physical characteristic changes on 6/2/22 fld # 2516-8
3/7/2022 SINIF: Sold on 2/10/2022 for \$215,000. Valid sale Correct baths from 1 to 3, correct dwelling condition from fair to average, add a/c, correct effective year from 1925 to 2018, and resketched
1/22/2021 SINIF: Data entered Sales Disclosure. \$3,000. Tax Sale, Invalid.
7/30/2018 RYR1-19: CHNG LABEL ON DWELL. D.WASHINGTON 7-30-18 F# 2516

Routing Number J42-043 143.04

Property Class 510
1 Family Dwell - Platted Lot

Legal

2ND. ADD. CALUMET CITY S2. L.9 BL.3 ALL L.10 BL.3



Res

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 2516-004
Neighborhood- 2516
Section/Plat
Location Address (1)
256 N LAKE ST
GARY, IN 46403

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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
2516-004 - Residential

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, January 6, 2023

Review Group 2019

Data Source N/A

Collector 06/13/2018 Matthew Ingram

Appraiser 07/27/2018 DANNY CRUZ

Land Computations

Table with columns: Land Computations, 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 \$6,300.

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1 3/4
Style	N/A
Finished Area	1728 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 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 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

**Plumbing**

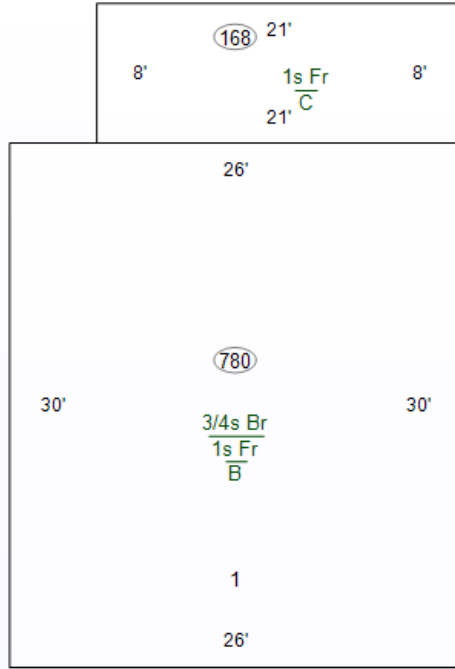
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	948	948	\$77,400	
2					
3					
4					
1/4					
1/2					
3/4	7	780	780	\$34,600	
Attic					
Bsmt		780	0	\$23,100	
Crawl		168	0	\$3,000	
Slab					

**Total Base** \$138,100

**Adjustments 1 Row Type Adj. x 1.00** \$138,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:948 3/4:780	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$147,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$147,100
Garages (+) 0 sqft	\$0	\$147,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

**Replacement Cost** \$137,686

**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	100%	1 3/4	3/6 Masonry	D+2	1925	2018	4 A		1.04		2,508 sqft	\$137,686	6%	\$129,420	0%	100%	1.000	1.2600	\$163,100
2: Car Shed R 01	0%	1		D	2002	2002	20 F	\$10.10	1.04	\$8.40	468 sqft	\$3,933	45%	\$2,160	0%	100%	1.000	1.2600	\$2,700