

45-07-01-153-018.000-004

Tancos, Andy & Monica Toncos

308 DALLAS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2532

1/2

General Information

Parcel Number
45-07-01-153-018.000-004

Local Parcel Number
001-25-45-0285-0038

Tax ID:

Routing Number
J45-285

Property Class 510
1 Family Dwell - Platted Lot

Ownership

Tancos, Andy & Monica Toncos
PO Box 369046
Chicago, IL 60636

Legal

LESHWOOD-ON-WEST-FIFTH 2ND ADD ALL L.38
BL.B

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/11/2019	Tancos, Andy & Monic	50051	Ta	/	\$1,200	I
06/28/2016	Tancos, Andy & Monic	23904	Qu	/	\$0	I
07/22/2013	GDA Real Estate LLC		WD	/	\$900	I
03/19/2013	L.C. AUDITOR	21869	XD	/	\$0	I
10/05/2001	Quintero, Angel		WD	/	\$0	I
01/01/1900	HERRERA, ENEDELI		WD	/	\$0	I

Notes

3/20/2020 BPER: PERMIT ENTERED PERMIT#14476
ELECTRICAL
NO CHANGES MADE TO PRC
CBATTLE
3/20/20

9/9/2019 RYR2-20: 2532-3 Data Change dwelling label from 1sFr/B to A/1sFr/B, change detached garage condition from fair to poor.
A.Boudreaux 09/09/2019



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 2532-004
Neighborhood- 2532

Section/Plat

Location Address (1)
308 DALLAS ST
GARY, IN 46406

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	01/09/2022	05/27/2022	05/15/2021	05/23/2020	05/24/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Land Res (1)	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$15,700	\$14,300	\$14,100	\$14,000	\$14,300
Imp Res (1)	\$15,700	\$14,300	\$14,100	\$14,000	\$14,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$18,700	\$17,300	\$17,100	\$17,000	\$17,300
Total Res (1)	\$18,700	\$17,300	\$17,100	\$17,000	\$17,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

6/5/2019 SINP: DATA ENTERED SALES DISC. SALE DATE 1/11/19 AND SALE PRICE. \$1200.00
TAX SALE THEREFORE SALE IS INVALID .
C.RATTLER, 6/5/19

2/6/2017 F113: & Fm. 134 2014- current Calumet Township Assessor Recommendation: Corrected dwelling condition from Fair to Poor and applied 40% OBS
TCurbelo

10/15/2015 16CE: 2016 Cyclical Entered (2532-11) DATA ENTERED. PROPERTY ASSESSED CORRECTLY. C.RATTLER, 10/15/2015.

10/15/2015 FDAT: Field Data Collect CHANGED GRD D TO D+2 ADDEDD 40% OBSO KSTINES 08/26/2013

10/15/2015 MIS1: Miscellaneous 1 INVALID SALE. PROPERTY SOLD FOR \$900.00. J.WILLIAMS 10/10/2013/

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

Zoning

Subdivision

Lot

Market Model
2532-004 - Residential

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		30	30x125	0.98	\$128	\$125	\$3,750	0%	100%	0.8100	\$3,040

Land Computations

Calculated Acreage	0.09
Actual Frontage	30
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$3,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,000

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved, Sidewalk

TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A

Collector 05/13/2019 TomikaMobile

Appraiser 07/15/2019 DANNY CRUZ

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	851 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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	96	\$7,200

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

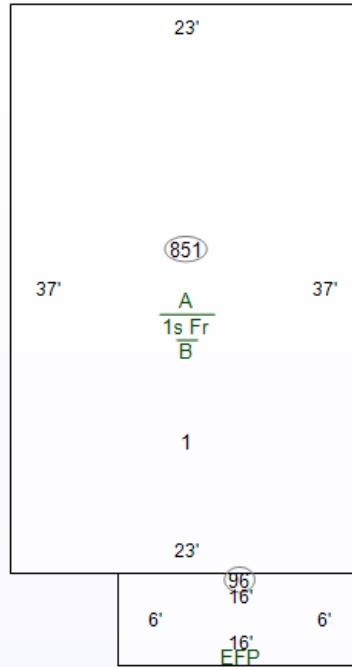
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	851	851	\$71,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	851	0	\$6,000	
Bsmt	851	0	\$24,300	
Crawl				
Slab				

Total Base \$101,500

Adjustments 1 Row Type Adj. x 1.00 \$101,500

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$101,500

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$108,700
Garages (+) 0 sqft	\$0	\$108,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$101,743

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	1931	1931	91 P		1.04		2,553 sqft	\$101,743	75%	\$25,440	40%	100%	1.000	0.8500	\$13,000
2: Detached Garage R 01	100%	1	Concrete Block	D	1950	1950	72 P	\$36.75	1.04	\$30.58	20'x21'	\$12,842	75%	\$3,210	0%	100%	1.000	0.8500	\$2,700