

45-07-01-176-022.000-004

Adams, Melvin

342 TOMPKINS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2532

1/2

General Information

Parcel Number 45-07-01-176-022.000-004
Local Parcel Number 001-25-45-0282-0012

Tax ID:

Routing Number J45-282

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 2532-004
Neighborhood- 2532

Section/Plat

Location Address (1)
342 TOMPKINS ST
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model
2532-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Adams, Melvin
342 Tompkins ST
Gary, IN 46406

Legal

LESHWOOD-ON-WEST FIFTH ADDITION S. 18 FT.
OF LOT 103 N. 20 FT. OF LOT 104



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 (\$3,800), Land Res (1) (\$3,800), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$28,000), Imp Res (1) (\$28,000), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$31,800), Total Res (1) (\$31,800), 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. (38), Size (38x122), Factor (0.97), Rate (\$128), Adj. Rate (\$124), Ext. Value (\$4,712), Infl. % (0%), Res Elig % (100%), Market Factor (0.8100), Value (\$3,820)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/05/2011 Adams, Melvin (\$7,400), 07/26/2005 CYRILLA ALICE MAN (\$0), 01/01/1900 MANCERA, PHILIP & (\$0)

Notes

9/9/2019 RYR2-20: No physical characteristic changes as of this date. Folder #2532-5.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.11), Actual Frontage (38), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$3,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,800)

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	725 sqft
<b>Make</b>	

**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
Stoop, Masonry	28	\$0
Patio, Concrete	108	\$0
Stoop, Masonry	16	\$0

**Plumbing**

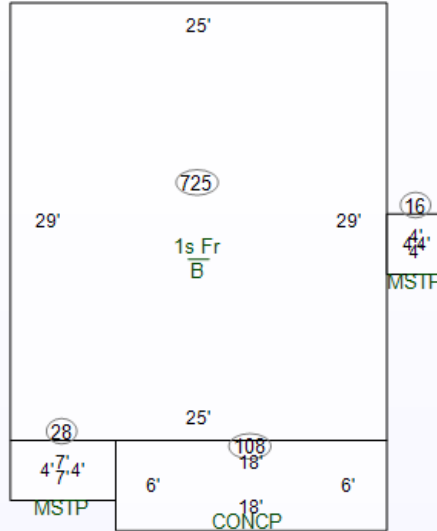
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	3

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	725	725	\$63,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		725	0	\$22,400	
Crawl					
Slab					

<b>Total Base</b>	\$86,000
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Totals</b>	\$86,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:725 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$89,600
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$3,600 \$93,200
Garages (+) 0 sqft	\$0 \$93,200
Quality and Design Factor (Grade)	0.90
Location Multiplier	1.04
<b>Replacement Cost</b>	\$87,235

**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	1948	1948	74 F		1.04		1,450 sqft	\$87,235	65%	\$30,530	0%	100%	1.000	0.8500	\$26,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1951	1951	71 P	\$45.76	1.04	\$38.07	14'x18'	\$9,594	75%	\$2,400	0%	100%	1.000	0.8500	\$2,000