

45-07-01-283-003.000-004

McWilliams, James Declaration

407 PORTER ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2532

1/2

General Information

Parcel Number 45-07-01-283-003.000-004
Local Parcel Number 001-25-41-0217-0031

Tax ID:

Routing Number J41-217 14

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)
407 PORTER ST
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model
2532-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

McWilliams, James Declaration of Trust
58 1 Townwoods RD
Old Lyme, CT 06371

Legal

BRUNSWICK ADD. L.30 BL.1 S. 10 FT. OF L.29
BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/26/2021 to 07/07/2015.

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019, 2018.

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. Row shows values for F, F, 35, 35x125, 0.98, \$128, \$125, \$4,375, 0%, 100%, 0.8100, \$3,540.

Notes

8/5/2021 SIN# Sold on tax sale for \$2600 on 5/3/2021 Invalid sale no changes made
9/13/2019 RYR2-20: CHANGE COND FROM POOR TO VERY POOR FIRE DAMAGE 9/12/2019 FLD 2532-13
1/13/2016 SVAL: SDF 2015/76843 Invalid sale. Sold for \$1957 in Tax Sale. Assessed correctly. TCurbelo
10/21/2015 SVAL: Sales Validation SDF# 2015-4209792 Invalid sale, vacant. No changes per field inspect. 10/21/2015 TCurbelo
10/8/2015 16CE: 2016 Cyclical Entered (2532-2) DATA ENTERED. CORRECTED GRADE TO D+2 AND CORRECTED COND TO PR. C.RATTLER, 10/08/2015.
10/8/2015 ENTR: Reassess Viewed & Entered Change dwelling cond P to F Add Mstp 3x4 08/25/2011 L Stewart
10/8/2015 FDAT: QS 407 FLDR 339 4/12/95 F HARRIS
10/8/2015 MEM2: H/S

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.10), Actual Frontage (35), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$3,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,500).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 816 sqft
Make

Floor Finish

Earth Tile
Slab Carpet
Sub & Joist Unfinished
Wood Other
Parquet

Wall Finish

Plaster/Drywall Unfinished
Paneling Other
Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
Wood Shingle Other

Exterior Features

Table with 3 columns: Description, Area, Value. Rows include Stoop, Masonry (28, \$1,500) and Stoop, Masonry (12, \$1,500).

Plumbing

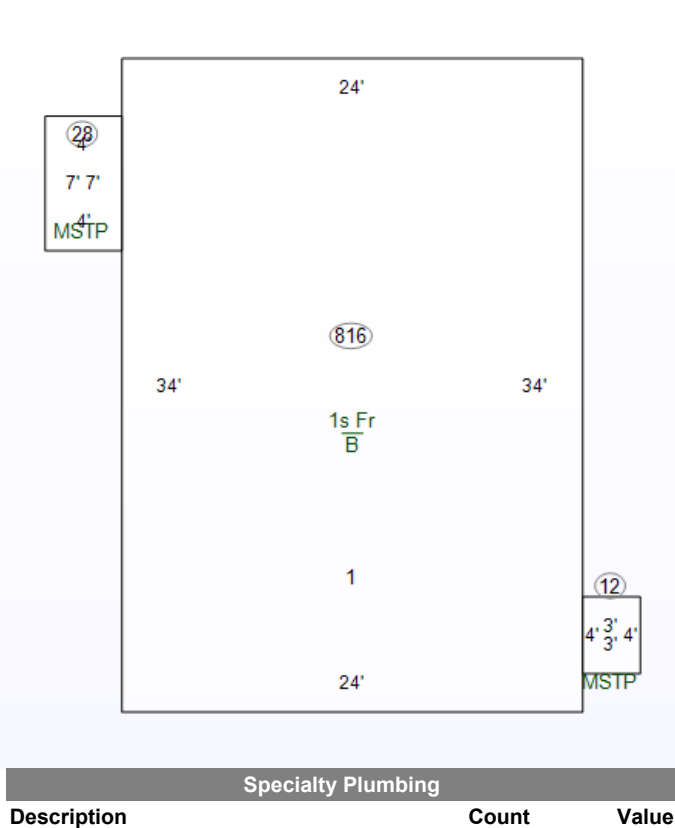
Table with 4 columns: #, TF, Full Bath (1, 3), Half Bath (0, 0), Kitchen Sinks (1, 1), Water Heaters (1, 1), Add Fixtures (0, 0), Total (3, 5).

Accommodations

Table with 2 columns: Bedrooms (2), Living Rooms (0), Dining Rooms (0), Family Rooms (0), Total Rooms (5).

Heat Type

Central Warm Air



Specialty Plumbing table with 3 columns: Description, Count, Value.

Cost Ladder

Table with 5 columns: Floor Constr, Base, Finish, Value, Totals. Lists construction levels from 1 to Slab with associated costs.

Total Base \$93,600

Adjustments 1 Row Type Adj. x 1.00 \$93,600

Table of adjustments including Unfin Int (-), Ex Liv Units (+), Rec Room (+), Loft (+), Fireplace (+), No Heating (-), A/C (+), No Elec (-), Plumbing (+/-), Spec Plumb (+), Elevator (+).

Sub-Total, One Unit \$93,600

Sub-Total, 1 Units

Table showing exterior features and quality factors: Exterior Features (+) \$3,000, Garages (+) 0 sqft \$0, Quality and Design Factor (Grade) 0.90, Location Multiplier 1.04.

Replacement Cost \$90,418

Summary of Improvements

Summary of Improvements table with 20 columns: 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.