

45-07-01-408-008.000-004

General Information

Parcel Number
45-07-01-408-008.000-004

Local Parcel Number
001-25-46-0076-0012

Tax ID:

Routing Number
J46-076

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 2533-004
Neighborhood- 2533

Section/Plat

Location Address (1)
5320 W 7TH AVE
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model
2533-004 - Residential

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed
Saturday, January 7, 2023

Review Group
2020

REO Logic-Indiana Holdings LL

Ownership

REO Logic-Indiana Holdings LLC
765 Mount ST
Gary, IN 46406

Legal

NEW BRUNSWICK ADD. L.12 BL.9 AND L.13 BL.9

5320 W 7TH AVE

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

07/26/2019

REO Logic-Indiana Hol

50002

Qu

2020/000134

\$1,000

I

08/24/2015

REO Logic-Indiana Hol

15245

QC

/

\$7,885

I

06/15/2015

US Bank Custodian for

14414

XD

/

\$1,752

I

10/02/2003

Jackson, Landrick & K

WD

/

\$0

I

01/01/1900

ADM OF VETS AFFAI

WD

/

\$0

I

510, 1 Family Dwell - Platted Lot

Res

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

2022

Assessment Year

2022

2021

2020

2019

2018

WIP

Reason For Change

AA

AA

AA

AA

AA

01/09/2022

As Of Date

05/27/2022

05/15/2021

05/23/2020

05/24/2019

05/05/2018

Indiana Cost Mod

Valuation Method

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

1.0000

Equalization Factor

1.0000

1.0000

1.0000

1.0000

Notice Required

\$8,000

Land

\$8,000

\$8,000

\$8,000

\$8,000

\$8,000

\$8,000

Land Res (1)

\$8,000

\$8,000

\$8,000

\$8,000

\$8,000

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$5,600

Improvement

\$5,600

\$5,200

\$5,000

\$5,000

\$5,000

\$3,600

Imp Res (1)

\$3,600

\$3,300

\$3,200

\$3,200

\$3,200

\$2,000

Imp Non Res (2)

\$2,000

\$1,900

\$1,800

\$1,800

\$1,800

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$13,600

Total

\$13,600

\$13,200

\$13,000

\$13,000

\$13,000

\$11,600

Total Res (1)

\$11,600

\$11,300

\$11,200

\$11,200

\$11,200

\$2,000

Total Non Res (2)

\$2,000

\$1,900

\$1,800

\$1,800

\$1,800

\$0

Total Non Res (3)

\$0

\$0

\$0

\$0

\$0

Land Data (Standard Depth: Res 132', CI 132'

Base Lot: Res 0' X 0', CI 0' X 0')

Land Type

Pricing Method

Soil ID

Act Front.

Size

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Res Elig %

Market Factor

Value

F

F

92

92x125

0.98

\$97

\$95

\$8,740

0%

100%

0.9200

\$8,040

Notes

1/24/2020 SINF: Data Entered Sales Disclosure Invalid, Not representative of the neighborhood Sale date 07/26/2019 Sale Price \$1,000 No physical characteristic changes made.

9/12/2019 RYR2-20: Remove CNPY from dwelling on card 2. Folder #2533-1.

1/17/2018 SINF: Sales Disclosure # 103067 10/18/2017 Invalid Sale VJames 1/17/2018 Sales Date: 3/10/2017 Sales Price: \$22,000.00 This is a Land Contract between REO Logic - Indiana Holdings and Billy J Armstrong

10/18/2017 SINF: Sale Disclosure Data Entered: Correct Assessment Sale Price \$22,000.00 Sale Date 03/10/17 Invalid [V.James/K.Stines :Field 05/19/17

Land Computations

Calculated Acreage 0.26

Actual Frontage 92

Developer Discount

Parcel Acreage 0.26

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 0.26

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 \$8,000

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$8,000

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

108 - Bungalow

Finished Area

1225 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	160	\$2,900

Plumbing

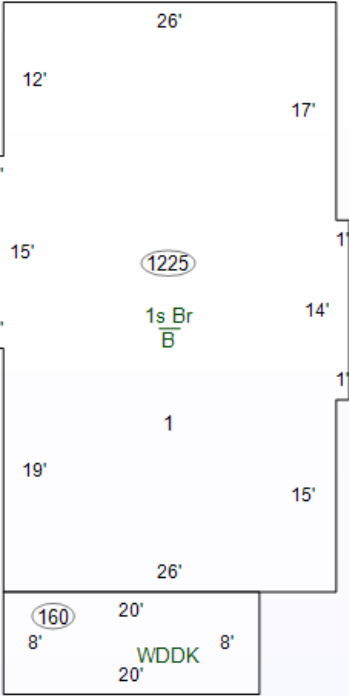
#	TF	
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1225	1225	\$100,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1225	0	\$30,300	
Crawl					
Slab					
		Total Base			\$130,300
Adjustments		1 Row Type Adj. x 1.00			\$130,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1225	\$3,200
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$133,500
Sub-Total, 1 Units					
Exterior Features (+)				\$2,900	\$136,400
Garages (+) 0 sqft				\$0	\$136,400
Quality and Design Factor (Grade)					0.90
Location Multiplier					1.04
Replacement Cost					\$127,670

Specialty Plumbing		
Description	Count	Value

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	Brick	D+2	1930	1930	92	VP		1.04		2,450 sqft	\$127,670	95%	\$6,380	40%	100%	1.000	0.9400	\$3,600

General Information

OccupancySingle-Family
DescriptionSingle-Family R 02
Story Height1
Style112 - Conventional
Finished Area468 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

Description	Area	Value
Patio, Concrete	40	\$300

Plumbing

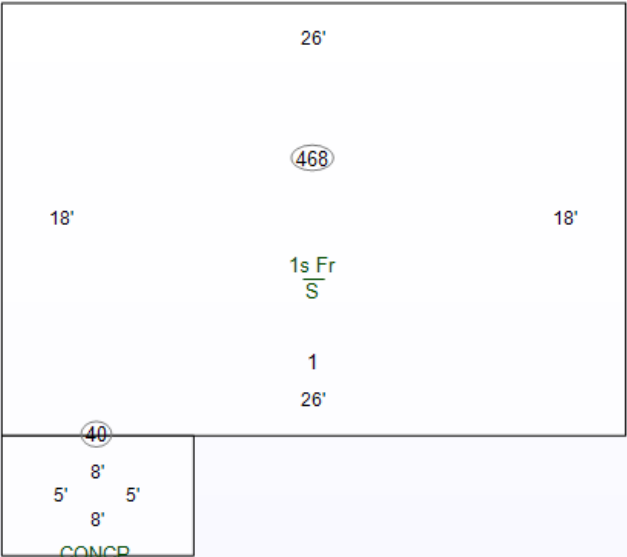
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	1
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	468	468	\$48,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		468	0	\$0	

Total Base \$48,300

Adjustments 1 Row Type Adj. x 1.00 \$48,300

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 \$48,300

Sub-Total, 1 Units

Exterior Features (+)	\$300	\$48,600
Garages (+) 0 sqft	\$0	\$48,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	

Replacement Cost \$42,962

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 02	0%	1	Wood Frame	D+1	1932	1932	90	VP		1.04		468 sqft	\$42,962	95%	\$2,150	0%	100%	1.000	0.9400	\$2,000

