

45-07-02-482-011.000-004

Flowers, Keith

869 STEVENSON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2550

1/2

General Information

Parcel Number 45-07-02-482-011.000-004
Local Parcel Number 001-25-42-0016-0035
Tax ID:

Ownership

Flowers, Keith
3873 Tyler ST
Gary, IN 46408
Legal
CALDWELL'S 8TH ADD. L.34 BL.7 L.35 BL.7

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/23/2015 to 01/01/1900.

Notes

9/11/2020 RYR3-21: CONDT FAIR TO POOR ON THE DAY OF 9-11-20 FLDR 2550-7
10/13/2016 17CE: Changed dwell from C-1 to D+2 j tillman 2550-1
4/2/2015 MISC: ABANDONED DUABLE

Routing Number J42-016 11

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 2550-004
Section/Plat
Location Address (1) 869 STEVENSON ST GARY, IN 46406

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 valuation data 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, 50, 50x125, 0.98, \$152, \$149, \$7,450, 0%, 100%, 0.8800, \$6,560.

Zoning
Subdivision
Lot

Market Model 2550-004 - Residential

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$6,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,600).

Printed Saturday, January 7, 2023

Review Group 2021

Data Source N/A

Collector 09/10/2020

KENYA STINES

Appraiser 09/11/2020

MARY SHAW

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 1040 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
Stoop, Masonry	49	\$1,800

Plumbing

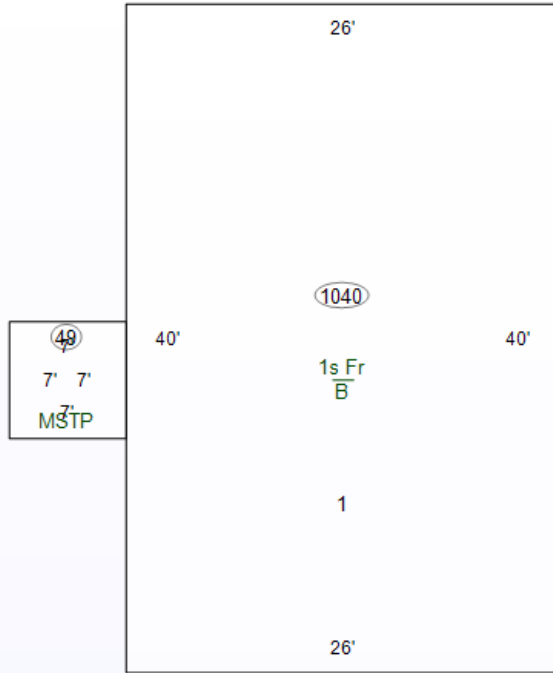
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	\$82,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1040	0	\$27,400	
Crawl					
Slab					

Total Base \$110,200
Adjustments 1 Row Type Adj. x 1.00 \$110,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	0 - 5 = -5 x \$0 (\$6,600)
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$103,600

Sub-Total, 1 Units

Exterior Features (+)	\$1,800	\$105,400
Garages (+) 0 sqft	\$0	\$105,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$98,654

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	1963	1963	59 P		1.04		2,080 sqft	\$98,654	65%	\$34,530	0%	100%	1.000	0.9200	\$31,800