

45-07-12-230-005.000-004

Ignacio-Mejia, Genifer

1035 MOUNT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2550

1/2

General Information

Parcel Number 45-07-12-230-005.000-004
Local Parcel Number 001-25-46-0116-0014

Tax ID:

Routing Number J46-116

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 2550-004
Neighborhood- 2550

Section/Plat

Location Address (1)
1035 MOUNT ST
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model
2550-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Ignacio-Mejia, Genifer
945 Murray St
Hammond, IN 46320

Legal

OAKLAND REALTY CO'S SUB. ALL L.14 BL.3
S.10FT. L.13 BL.3 N.10FT. L.15 BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/04/2019 to 01/01/1900.

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, and 2020.

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, 45, 45x127, 0.98, \$152, \$149, \$6,705, 0%, 100%, 0.8800, \$5,900.

Notes

12/2/2020 SIN: SALES DISCLOSURE DATA ENTERED 12/2/2020
SALES PRICE \$5,000
SALES DATE 7/16/2020
INVALID SALE - NOT OPEN MARKET SALE
NO PHYSICAL CHARACTERISTIC CHANGES MADE TO DWELLING AS OF TODAY
OCCUPIED

9/18/2020 RYR3-21: 2550-15 Data Entered Change dwelling condition from poor to fair.
A.Boudreaux 9/18/2020

11/29/2018 SIN: Data entered sales disclosure sale date 3/14/18 sale price \$2,500.00 not open market sale.TCaldwell 11/29/18

10/12/2016 17CE: (2550-8) DATA ENTERED. CORRECTED COND FROM FAIR TO POOR.
C.RATTLER, 10/12/2016

9/6/2011 FDAT: QS 409 FLDR #76 5/4/95 F HARRIS

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$5,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,900).

Data Source N/A

Collector 09/16/2020

KENYA STINES

Appraiser 09/16/2020

MARY SHAW

**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>	780 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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

**Plumbing**

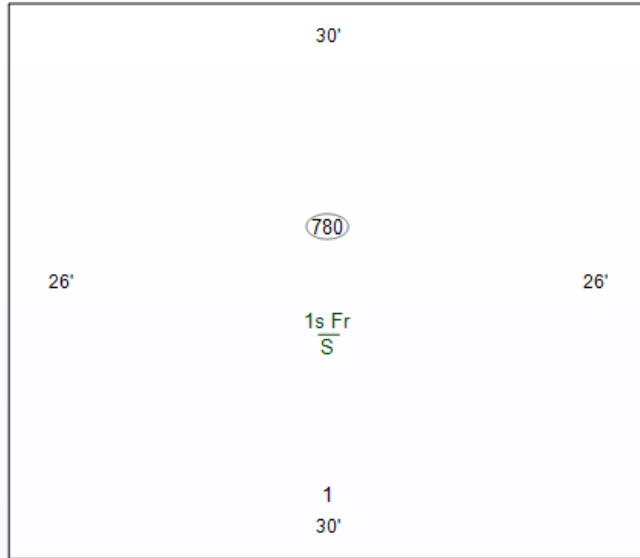
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	2

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	780	780	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	780	0	\$0	
<b>Total Base</b>			\$66,600	

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$66,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$66,600
Garages (+) 0 sqft	\$0	\$66,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$58,874

**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+1	1953	1953	69 F		1.04		780 sqft	\$58,874	60%	\$23,550	0%	100%	1.000	0.9200	\$21,700