

45-07-12-230-022.000-004

Frometa, Daisy E & Luis Morales

4938 W 11TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2550

1/2

General Information

Parcel Number
45-07-12-230-022.000-004
Local Parcel Number
001-25-46-0116-0025

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)
4938 W 11TH AVE
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model
2550-004 - Residential

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Frometa, Daisy E & Luis Morales w&h J
4938 W 11th AVE
Gary, IN 46406

Legal

OAKLAND REALTY CO'S SUB. ALL L.25 BL.3
W.18FT. L.26 BL.3



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 (05/16/2022, 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 (\$5,300), Land Res (1) (\$5,300), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$67,400), Imp Res (1) (\$67,400), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$72,700), Total Res (1) (\$72,700), 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. (43), Size (43x110), Factor (0.93), Rate (\$152), Adj. Rate (\$141), Ext. Value (\$6,063), Infl. % (0%), Res Elig % (100%), Market Factor (0.8800), Value (\$5,340)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/23/2021 to 02/12/2018.

Res

Notes

1/20/2022 SINP: DATA ENTERED SALE DISCLOSURE INVALID
SALE DATE 12/23/2021
SALE PRICE \$75,000.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.
9/17/2020 RYR3-21: Change the condition of Single-Family R 01 from Poor to Fair due to the dwelling being partially rehabed. 9/16/2020 Folder 2550-17
12/4/2018 SINP: Data entered sales disclosure sale date 3/14/18 sale price \$ 2,500.00 not open market sale. TCaldwell 12/4/18

12/7/2011 F113: Form 113
ADDED 25% ECON OBSOL FOR RENTAL UNIT, 115 FOR 2006 2/17/09 DR

12/7/2011 FDAT: QS 409 FLDR #76 5/4/95 F HARRIS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.11), Actual Frontage (43), 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 (\$5,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,300)

Data Source N/A

Collector 09/23/2020 TomikaMobile

Appraiser 09/28/2020 MARY SHAW

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 780 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	12	\$1,500

Plumbing

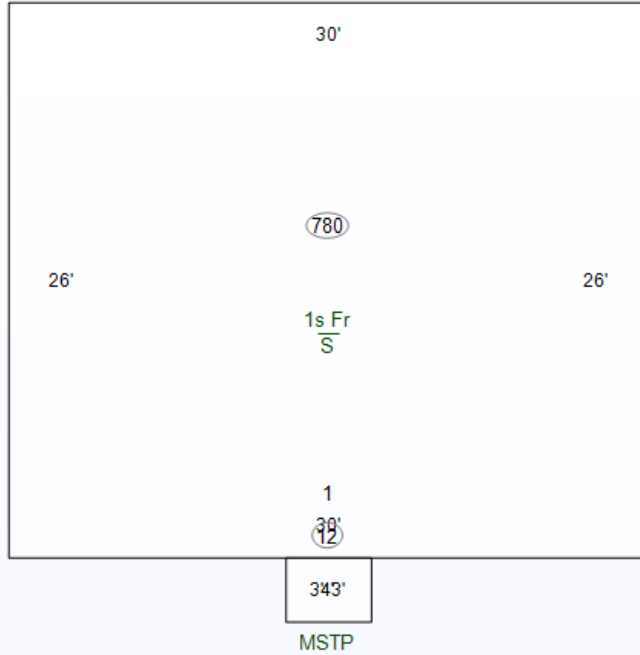
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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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	
Total Base			\$66,600	

Adjustments 1 Row Type Adj. x 1.00 \$66,600

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		\$66,600

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$68,100
Garages (+) 0 sqft	\$0	\$68,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		1.04
Replacement Cost		\$77,906

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	C+2	1953	2015	7 A		1.04		780 sqft	\$77,906	6%	\$73,230	0%	100%	1.000 0.9200	\$67,400