

45-07-12-254-021.000-004

McWilliams, James Declaration

1160 MOUNT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2550

1/2

General Information

Parcel Number 45-07-12-254-021.000-004
Local Parcel Number 001-25-41-0057-0021

Tax ID:

Routing Number J41-057 26

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)
1160 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

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

Legal

J.L APPERSON'S 1ST ADD ALL LOT 20 & N1/2 OF LOT 21 BLK 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 01/01/1900.

Notes

10/4/2021 SINP: Data entered Sales Disclosure. Sold 05-03-21 for \$4,600. Invalid - Tax Sale.
9/18/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 9/18/2020. (2550-18) S. FORD 9/18/2020
10/12/2016 17CE: (2550-8) DATA ENTERED. CORRECTED GRADE FROM C+1 TO D+2 AND COND FROM AV TO FAIR AND EFF YR FROM 1961 TO 1928 AND REMOVE CNPY. C.RATTLER, 10/12/2016
9/6/2011 COMB: UPDATE:41-57-23 WAS COMBINED WITH 41-57-21 FOR 99/00 11-23-99 D CRUZ

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, 38, 38x125, 0.98, \$152, \$149, \$5,662, 0%, 100%, 0.8800, \$4,980.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.11), Actual Frontage (38), 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 (\$5,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,000).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1220 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" 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 checked="" 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
Patio, Concrete	110	\$600
Porch, Enclosed Masonry	88	\$8,000
Stoop, Masonry	48	\$1,800
Stoop, Masonry	30	\$1,500

**Plumbing**

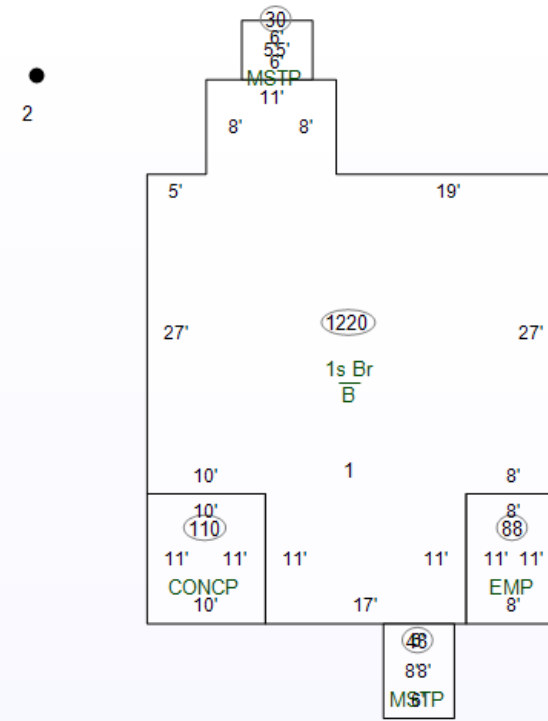
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1220	1220	\$100,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1220	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 (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$130,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,900	\$142,200
Garages (+) 0 sqft	\$0	\$142,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$133,099</b>

**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	1928	1928	94 F		1.04		2,440 sqft	\$133,099	65%	\$46,580	0%	100%	1.000	0.9200	\$42,900
2: Detached Garage R 01	100%	1	Brick	D	1953	1953	69 F	\$44.46	1.04	\$36.99	20'x22'	\$16,276	60%	\$6,510	0%	100%	1.000	0.9200	\$6,000