45-07-25-384-003.000-001   **Kurzac, Jaroslaw**   **4415 TOMPKINS ST**   **510, 1 Family Dwell - Platted Lot**   **Neighborhood- 102**   /

General Information

Parcel Number
45-07-25-384-003.000-001

Local Parcel Number
001-01-39-0104-0003

Tax ID:

Routing Number
J39-104 162

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County
Lake

Township
CALUMET TOWNSHIP

District 001 (Local 001)
Calumet Township

School Corp 4650
LAKE RIDGE

Neighborhood 102-001
Neighborhood- 102

Section/Plat

Location Address (1)
4415 TOMPKINS ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
102-001 - Residential

Characteristics

Topography   **Flood Hazard**
Level   ☐

Public Utilities   **ERA**
All   ☐

Streets or Roads   **TIF**
Paved   ☐

Neighborhood Life Cycle Stage
Static
Printed Saturday, January 7, 2023
Review Group   2022

Ownership
Kurzac, Jaroslaw
2140 Dehine RD
Northbrook, IL 60062

Legal
J. R. BRANT'S 45TH AVE. GARDENS ALL L.3 BL.8

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/09/2021	Kurzac, Jaroslaw		Ta	2021/	$3,300	I
01/16/2018	Blackhall Partners XII	238	Ta	/	$0	I
03/17/2017	Ovation REO 4 LLC	22444	Co	/	$0	I
04/15/2016	Tax Ease FI Reo LLC	22133	Qu	/	$0	I
01/07/2015	Indiana TLP LLC	10666	XD	/	$0	I
07/11/1994	Feliciano, Hector L Et		WD	/	$0	I

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	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☑	☑	☐
$13,900	Land	**$13,900**	**$13,900**	**$13,900**	**$13,300**	**$12,700**
$13,900	Land Res (1)	$13,900	$13,900	$13,900	$13,300	$12,700
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$32,500	Improvement	**$32,500**	**$29,900**	**$29,400**	**$29,000**	**$25,500**
$31,100	Imp Res (1)	$31,100	$28,500	$28,000	$27,600	$24,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$1,400	Imp Non Res (3)	$1,400	$1,400	$1,400	$1,400	$1,400
$46,400	Total	**$46,400**	**$43,800**	**$43,300**	**$42,300**	**$38,200**
$45,000	Total Res (1)	$45,000	$42,400	$41,900	$40,900	$36,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$1,400	Total Non Res (3)	$1,400	$1,400	$1,400	$1,400	$1,400

Land Data (Standard Depth: Res 150', CI 150'   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		75	75x126	0.92	$184	$169	$12,675	0%	100%	1.1000	$13,940

Data Source N/A   **Collector** 05/25/2021   Darrick Washingto   **Appraiser** 05/25/2021   MARY SHAW

Notes

10/27/2021 SINF: Sold on 6/9/2021 for $3300 Invalid sale No changes made

Data entered Sales Disclosure. Invalid sale - Tax Sale.

5/25/2021 RYR4-22: NO PYHSICAL CHANGES AS OF 5-25-21.   D.WASHINGTON 5-25-21F#102-15

11/27/2017 18CE: FLD #102-12 DATA ENTERED. CORRECTED DWELLING GRADE FROM C TO D+2 AND COND FROM FAIR TO POOR. C.RATTLER, 11/27/2017

3/30/2015 FDAT: PG 11 FLDR A 3-27-96 P SPENCE

3/30/2015 MISC: EST IN BACK DUE TO DEBRIS LOOKS AS IF OWNER USED GARAGE FOR BEAUTY SHOP.

Land Computations

Calculated Acreage	0.22
Actual Frontage	75
Developer Discount	☐
Parcel Acreage	0.22
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	0.22
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$13,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$13,900**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	1139 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

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	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air
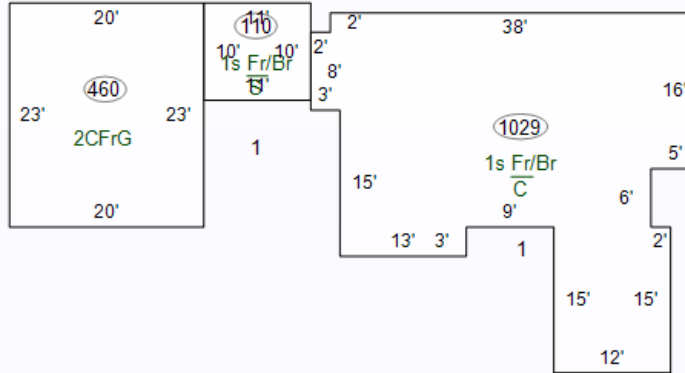
Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1139	1139	$88,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1029	0	$5,900	
Slab		110	0	$0	
				Total Base	$94,800
Adjustments	1 Row Type Adj. x 1.00				$94,800
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		$94,800
			Sub-Total, 1 Units		
Exterior Features (+)				$0	$94,800
Garages (+) 460 sqft				$14,300	$109,100
			Quality and Design Factor (Grade)		0.90
			Location Multiplier		1.04
			Replacement Cost		$102,118

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	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	1/6 Masonry	D+2	1942	1942	80	P		1.04		1,139 sqft	$102,118	75%	$25,530	0%	100%	1.000	1.2200	$31,100
2: CONCP R	0%	1	SV	D	1989	1989	33	F		1.04		459 sqft		70%		0%	100%	1.000	1.2200	$1,400

Total all pages	$32,500	**Total this page**	$32,500