

45-08-03-430-025.000-004

Harris, Ernest Jr

656 OHIO ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2526

1/2

General Information

Parcel Number 45-08-03-430-025.000-004
Local Parcel Number 001-25-44-0337-0010

Tax ID:

Routing Number J44-337 7

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 2526-004
Neighborhood- 2526

Section/Plat

Location Address (1)
656 OHIO ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2526-004 - 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 2019

Ownership

Harris, Ernest Jr
2070 Attic Pkwy Ste 303
Kennesaw, GA 30152

Legal

RESUB. GARY LAND CO'S. 13TH SUB. S. 32.50
FT. L.10 BL.11 N. 7.50 FT. L.11 BL.11



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/28/2022 to 01/01/1900.

Notes

8/10/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 8/10/22
9/7/2018 RYR1-19: Data entered. Assessment correct. Folder #2526-99. 09-07-18.
7/10/2017 SINP: Data Entered Sales Disclosures Sales Date 4/4/2017 , Sales Price \$500 Tax Sale, Sale Invalid. Assessed Bad Holes In The Walls
12/12/2014 15CE: 2015 Cyclical Entered CORRECTED DWELLING GRADE FROM C-1 TO D+2
A. BOUDREAUX 12/12/2014 (2526-21)
12/12/2014 FDAT: QS1208 FLDR 804 11-3-95 P SPENCE

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2022, 2021, 2020, 2019, 2018. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 F, F, 40, 40x125, 0.98, \$161, \$158, \$6,320, 0%, 100%, 0.7800, \$4,930.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$4,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,900).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** 109 - Cape cod  
**Finished Area** 2020 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	30	\$1,500

**Plumbing**

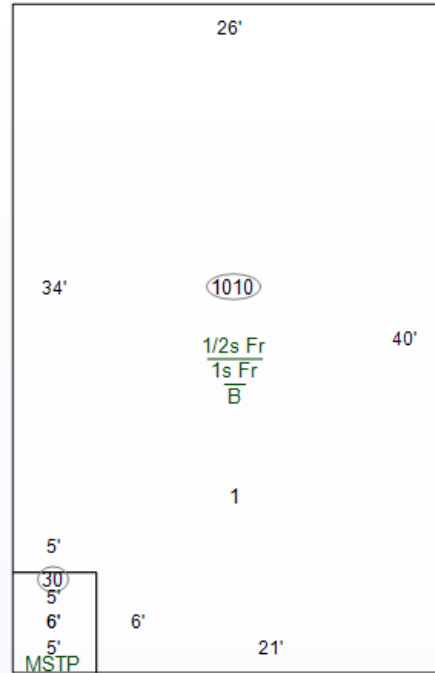
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1010	1010	\$80,500	
2					
3					
4					
1/4					
1/2	1Fr	1010	1010	\$31,500	
3/4					
Attic					
Bsmt		1010	0	\$26,500	
Crawl					
Slab					

<b>Total Base</b>		\$138,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$138,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$143,000
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$1,500	\$144,500
Garages (+) 0 sqft	\$0	\$144,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$135,252

**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 1/2	Wood Frame	D+2	1942	1942	80 F		1.04		3,030 sqft	\$135,252	65%	\$47,340	0%	100%	1.000	0.8300	\$39,300