

45-08-03-477-004.000-004

Oneal, Margaret A

721 OHIO ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2526

1/2

**General Information**

**Parcel Number**  
45-08-03-477-004.000-004

**Local Parcel Number**  
001-25-44-0332-0007

**Tax ID:**

**Routing Number**  
J44-332 7

**Property Class 510**  
1 Family Dwell - Platted Lot

**Ownership**

Oneal, Margaret A  
Mark E McWilliams as TRS of the Jame  
58 1 Townwoods RD  
Old Lyme, CT 06371

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/26/2021	Oneal, Margaret A		Qu	2021/040439	\$0	I
05/03/2021	McWilliams, Mark		Ta	2021/	\$5,400	I
10/14/2011	Pimpton, Eddie		WD	/	\$17,500	I
02/13/2009	GRACE, TAMIKO		WD	/	\$8,700	I
07/11/2008	DEUTSCHE BANK NA		WD	/	\$19,516	I
01/29/2007	SHERIFF ROGELIO D		NA	/	\$28,405	I

**Notes**

8/10/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 8/10/22

8/9/2021 SINP: DATA ENTERED: SALE DATE: 5/3/2021 SALE PRICE: \$5,400

INVALID SALE: TAX SALE

9/7/2018 RYR1-19: FLD #2526-102- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 09/7/2018

**Legal**

RESUB. GARY LAND CO'S. 13TH SUB. ALL L.7 BL.6



Res

**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)**  
721 OHIO ST  
GARY, IN 46402

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
2526-004 - Residential

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	01/09/2022	05/27/2022	05/15/2021	05/23/2020	05/24/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$4,300	\$4,300	\$4,300	\$4,300	\$4,500
Land Res (1)	\$4,300	\$4,300	\$4,300	\$4,300	\$4,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$31,400	\$29,000	\$27,100	\$27,100	\$28,500
Imp Res (1)	\$31,400	\$29,000	\$27,100	\$27,100	\$28,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$35,700	\$33,300	\$31,400	\$31,400	\$33,000
Total Res (1)	\$35,700	\$33,300	\$31,400	\$31,400	\$33,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

12/15/2014 15CE: 2015 Cyclical Entered FOLDER 2526-22 CHANGED GRADE FROM C-1 TO D+2 AND GARAGE CONDITION POOR 12/15/2014 MBANKS

12/15/2014 MIS1: Miscellaneous 1 FOR 2014 DETACHED GARAGE CHANGED FROM POOR TO FAIR. 3/31/2014 MLB

**Land Data (Standard Depth: Res 132', CI 132' 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		35	35x125	0.98	\$161	\$158	\$5,530	0%	100%	0.7800	\$4,310

**Land Computations**

Calculated Acreage	0.10
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.10
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	0.10
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	\$4,300
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$4,300</b>

**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

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Oneal, Margaret A

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 857 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	28	\$0

**Plumbing**

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

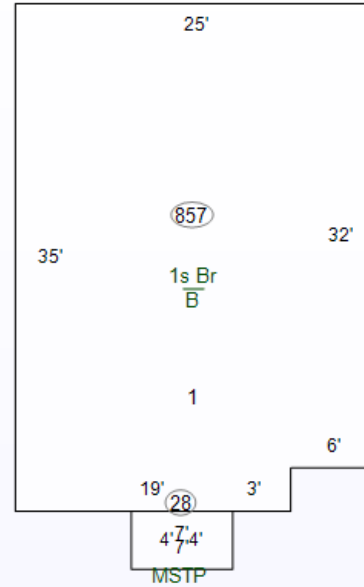
**Accommodations**

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

**Heat Type**

Central Warm Air

●  
2



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	857	857	\$78,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	857	0	\$24,300	
Crawl				
Slab				

**Total Base** \$103,000  
**Adjustments 1 Row Type Adj. x 1.00** \$103,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:857 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$106,400
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$1,500 \$107,900
Garages (+) 0 sqft	\$0 \$107,900
Quality and Design Factor (Grade)	0.90
Location Multiplier	1.04
<b>Replacement Cost</b>	<b>\$100,994</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	1945	1945	77 F		1.04		1,714 sqft	\$100,994	65%	\$35,350	0%	100%	1.000	0.8300	\$29,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1945	1945	77 P	\$42.59	1.04	\$35.43	14'x20'	\$9,922	75%	\$2,480	0%	100%	1.000	0.8300	\$2,100