

45-08-03-482-023.000-004

General Information

Parcel Number
45-08-03-482-023.000-004

Local Parcel Number
001-25-44-0329-0018

Tax ID:

Routing Number
J44-329 14

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)
874 M L KING DR
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2526-004 - 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 2019

Kendrick, Eric

Ownership

Kendrick, Eric
4719 Kelvington DR
Indianapolis, IN 46256

Legal

RESUB. GARY LAND CO'S. 13TH SUB. ALL L.18
BL.3 ALL L.19 BL.3 S. 5 FT. OF L.20 BL
.3



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
01/11/2022	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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$9,200	Land	\$9,200	\$9,200	\$9,200	\$9,200	\$9,700
\$9,200	Land Res (1)	\$9,200	\$9,200	\$9,200	\$9,200	\$9,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$5,800	Improvement	\$5,800	\$5,300	\$5,000	\$5,000	\$5,800
\$5,800	Imp Res (1)	\$5,800	\$5,300	\$5,000	\$5,000	\$5,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$600
\$15,000	Total	\$15,000	\$14,500	\$14,200	\$14,200	\$15,500
\$15,000	Total Res (1)	\$15,000	\$14,500	\$14,200	\$14,200	\$14,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$600

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		58	90x137	1.02	\$161	\$164	\$14,760	-20%	100%	0.7800	\$9,210

874 M L KING DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/18/2021	Kendrick, Eric		Wa	2021/533624	\$4,700	I
08/22/2016	Moore, Gregory	4820	Ta	/	\$0	I
07/11/2006	Franklin, Robert Lee III		GIFT	/	\$85,000	I
06/28/2006	FRANKLIN, ROBERT		WD	/	\$0	I
01/01/1900	DAVIS, ROLAND L. &		WD	/	\$0	I

Res

510, 1 Family Dwell - Platted Lot

Neighborhood- 2526 1/2

Notes

8/9/2022 RYR1-23: NO PHYSICAL CHARACTERISTIS CHANGES AS OF 8/9/22

1/11/2022 SINP: Data entered sale disclosure sale date 10/18/21 sale price \$4,700.00 fixer upper not rep of NBHD. TCaldlwell 1/11/22

9/20/2018 RYR1-19: Removed pool. Folder 103 9/20/2018

12/15/2014 15CE: 2015 Cyclical Entered CORRECTED DWELLING GRADE FROM C TO D+2. CONDITION FROM AVG TO VERY POOR AND POOL CONDITION CORRECTED FROM FAIR TO POOR. T.BROWN 12/15/2014 (2526-26)

1/14/2012 FDAT: QS 1208 FLDR#814 10/26/95 J HARRIS

Land Computations

Calculated Acreage	0.28
Actual Frontage	58
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.28
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	0.28
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	\$9,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,200

Data Source N/A

Collector 07/24/2018 Lisa Ford

Appraiser 09/14/2018 DANNY CRUZ

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	1346 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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
Stoop, Masonry	44	\$1,800
Patio, Concrete	324	\$1,800

Plumbing

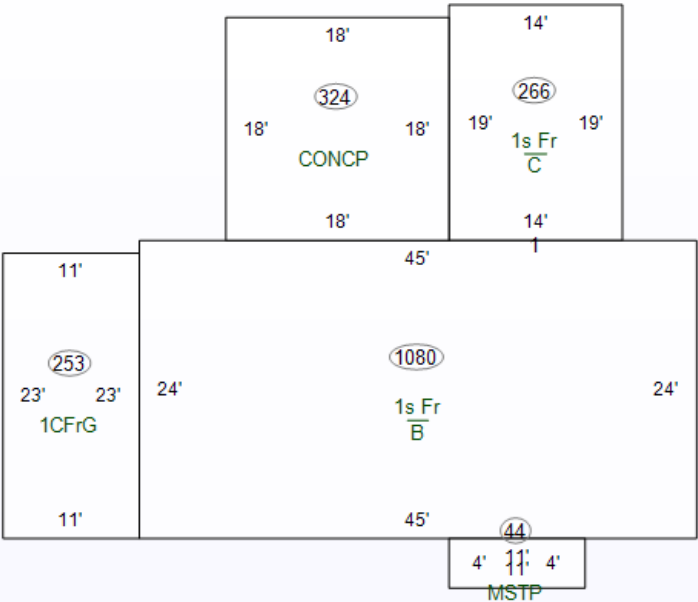
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1346	1346	\$96,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1080	0	\$27,800	
Crawl		266	0	\$3,400	
Slab					

	Total Base	\$127,400
Adjustments	1 Row Type Adj. x 1.00	\$127,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1346	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$135,200
	Sub-Total, 1 Units	
Exterior Features (+)	\$3,600	\$138,800
Garages (+) 253 sqft	\$9,900	\$148,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
	Replacement Cost	\$139,183

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	D+2	1947	1947	75 VP		1.04		2,426 sqft	\$139,183	95%	\$6,960	0%	100%	1.000 0.8300	\$5,800