

45-08-04-155-001.000-004

Bailey, Erik S, (Alice M Fears ret

402 JOHNSON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2528

1/2

General Information

Parcel Number 45-08-04-155-001.000-004
Local Parcel Number 001-25-44-0146-0016

Tax ID:

Routing Number J44-146 87

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 2528-004 Neighborhood- 2528

Section/Plat

Location Address (1) 402 JOHNSON ST GARY, IN 46402

Zoning

Subdivision

Lot

Market Model 2528-004 - 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 2020

Ownership

Bailey, Erik S, (Alice M Fears retains int
Natasha S Bailey J/TR/S
1454 W 74th AVE
Merrillville, IN 46410

Legal

RESUB. GARY LAND CO'S 3RD SUB. ALL L.16
BL.13

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/07/2020 to 01/01/1900.

Notes

6/14/2019 RYR2-20: 2528-1 Data Entered Removed detached garage and change label from open frame porch to wood deck. A.Boudreaux 06/14/2019



Res

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

Table with columns: Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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, 45, 45x125, 0.98, \$160, \$157, \$7,065, 0%, 100%, 0.8500, \$6,010.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$6,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,000).

Data Source N/A

Collector 05/06/2019 Dion Courtney

Appraiser 06/07/2019 Matthew Ingram

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1116 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" 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
Wood Deck	60	\$1,400
Porch, Enclosed Masonry	84	\$6,700

Plumbing

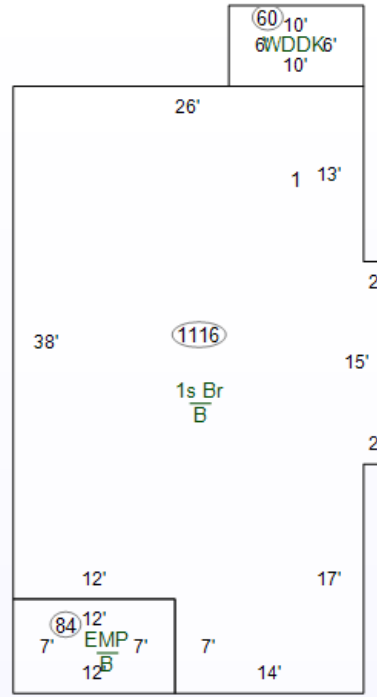
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1116	1116	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1200	0	\$29,900	
Crawl				
Slab				

Total Base \$124,700

Adjustments 1 Row Type Adj. x 1.00 \$124,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:364	\$3,900
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1116	\$3,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$138,600

Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$146,700
Garages (+) 0 sqft	\$0	\$146,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$137,311

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	1923	1928	94 F		1.04		2,316 sqft	\$137,311	65%	\$48,060	0%	100%	1.000 0.8300	\$39,900