

45-08-04-176-013.000-004

381 Investments

349-51 PIERCE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2527

1/2

General Information

Parcel Number 45-08-04-176-013.000-004
Local Parcel Number 001-25-44-0131-0008

Tax ID:

Routing Number J44-131 207

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 2527-004
Neighborhood- 2527

Section/Plat

Location Address (1)
349-51 PIERCE ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2527-004 - 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 2021

Ownership

381 Investments
3715 W 20th PL
Gary, IN 46408

Legal

GARY LAND CO'S 2ND SUB. L.8 BL.12



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/28/2021 and 01/01/1900.

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2022, 2021, 2020, 2019, 2018.

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.

Notes

9/22/2021 SINP: Corrected dwelling label and applied 40% obsolesence for damages.
Data entered Sales Disclosure. Sold 07-28-21 for \$2,300. Invalid sale - Tax Sale. M. Ingram 10-05-21.
9/23/2020 RYR3-21: CHANGED COND FROM POOR TO VERY POOR 2527-16
5/23/2016 MISC: corrected NBHD from 2528-3 to 2527-3. j tillman 05/23/16
1/19/2016 MIS1: Corrected dwelling grade from D to D+2.
9/13/2011 FDAT: QS 907 FLDR#938 7-26-95 J GIBSON

9/13/2011 MISC: ABANDONED

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 108 - Bungalow
Finished Area 2920 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
Porch, Enclosed Frame	144	\$8,900

Plumbing

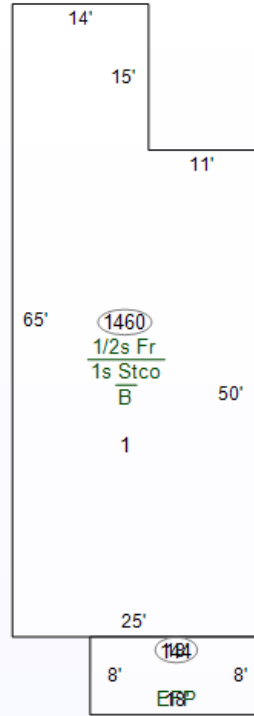
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

Accommodations

Bedrooms	5
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	1460	1460	\$99,900	
2					
3					
4					
1/4					
1/2	1Fr	1460	1460	\$38,700	
3/4					
Attic					
Bsmt		1460	0	\$33,500	
Crawl					
Slab					

Total Base \$172,100

Adjustments 1 Row Type Adj. x 1.00 \$172,100

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) \$0
 No Elec (-) \$0
 Plumbing (+ / -) 0 - 5 = -5 x \$0 (\$6,600)
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$165,500

Sub-Total, 1 Units

Exterior Features (+) \$8,900 \$174,400
 Garages (+) 0 sqft \$0 \$174,400
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 1.04

Replacement Cost \$163,238

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	Stucco	D+2	1916	1916	106 VP		1.04		4,380 sqft	\$163,238	95%	\$8,160	40%	100%	1.000	0.7500	\$3,700