

45-08-05-176-003.000-004

312-14 Marshall St LLC

312-14 MARSHALL ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 2527

1/2

General Information

Parcel Number 45-08-05-176-003.000-004
Local Parcel Number 001-25-44-0230-0016

Tax ID:

Routing Number J44-230 26

Property Class 520
2 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)
312-14 MARSHALL ST
GARY, IN 46404

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

312-14 Marshall St LLC
5534 Saint Joe RD
Fort Wayne, IN 46835

Legal

RESUB. GARY LAND CO'S. 6TH SUB. ALL L.23
BL.15



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), and Land/Improvement values (\$3,400, \$6,200, \$9,600, \$8,900, \$42,700, \$46,300, \$50,400).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (30), Size (30x150), Factor (1.06), Rate (\$146), Adj. Rate (\$155), Ext. Value (\$4,650), Infl. % (0%), Res Elig % (100%), Market Factor (0.7300), Value (\$3,390).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/26/2022, 02/24/2021, and 01/01/1900.

Res

Notes

4/27/2021 SINP: Data enterd sale disclosure sale date 2/5/21 sale price \$500.00 sale invalid sold on tax sale no physical characteristic change made as of today . TCaldwell 4/27/21
8/24/2020 RYR3-21: Correct dwelling and garage from fair to very poor Folder 2527-10
11/15/2016 17CE: (2527-13)DATA ENTERED. CORRECTED GRADE FROM C TO D+2 . C.RATTLER, 11/15/2016.
4/12/2012 MIS1: Miscellaneous 1 REMOVED OBSO 4/12/2012/RG

9/14/2011 F113: Form 113
8/22/08 OBSO 15 TO 35 WATER DAMAGE 2007 AG Add 40% Obsolescence For Interior Damage. 11/24/10 EC

Land Computations

Table with columns: Land Computations (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) and values.

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General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 2004 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, Open Masonry	90	\$5,200
Porch, Enclosed Frame	90	\$4,500
Porch, Open Frame	63	\$2,300
Porch, Open Frame	63	\$2,300

Plumbing

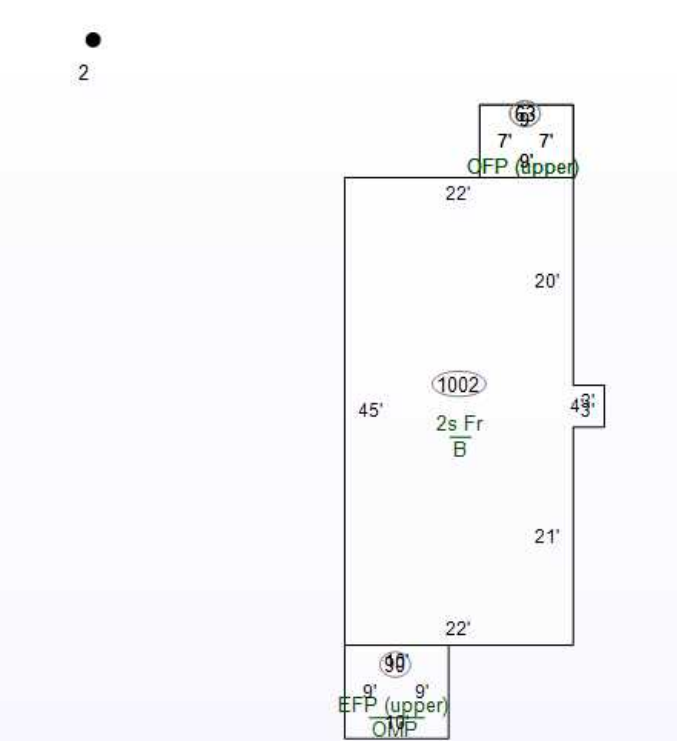
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
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	1Fr	1002	1002	\$80,500	
2	1Fr	1002	1002	\$39,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1002	0	\$26,500	
Crawl					
Slab					

Total Base \$146,800

Adjustments 1 Row Type Adj. x 1.00 \$146,800

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

Sub-Total, One Unit \$146,800

Sub-Total, 1 Units

Exterior Features (+)	\$14,300	\$161,100
Garages (+) 0 sqft	\$0	\$161,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$150,790

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	50%	2	Wood Frame	D+2	1912	1912	110 VP		1.04		3,006 sqft	\$150,790	95%	\$7,540	0%	100%	1.000	0.7500	\$5,700
2: Detached Garage R 01	100%	1	Wood Frame	D	1975	1975	47 VP	\$35.01	1.04	\$29.13	21'x22'	\$13,457	95%	\$670	0%	100%	1.000	0.7500	\$500