

45-08-05-182-020.000-004

Amaya, Oscar

438 ELLSWORTH ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2528

1/2

General Information

Parcel Number 45-08-05-182-020.000-004
Local Parcel Number 001-25-44-0225-0020

Tax ID:

Routing Number J44-225 7

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)
438 ELLSWORTH ST
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2528-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Amaya, Oscar
6501 Business Ctr Ct Suite 4-147
San Diego, CA 92154

Legal

RESUB. GARY LAND CO'S. 6TH SUB. N. 9 FT. L.17
BL.10 ALL L.18 BL.10 S. 3 FT. L.19
BL.10



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/05/2021 to 01/01/1900.

Notes

4/28/2021 SINP: Data enterd sale disclosure sale date 2/5/21 sale price \$4,400.00 sale invalid sold on tax sale no physical characteristic change made as of today . TCaldwell 4/28/21
6/18/2019 RYR2-20: 2528-6 Data Entered No Physical characterized changes made. A. Boudreaux 06/18/2019
9/24/2015 FDAT: QS 707 FLDR# 212 T HAWKINS 9/25/95

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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.

Land Computations

Table with columns: Computation Name, Value. Includes 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.

Data Source N/A Collector 05/09/2019 Alexia Bourdeaux Appraiser 06/11/2019 Darrick Washington

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 109 - Cape cod
Finished Area 1850 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	32	\$1,500

Plumbing

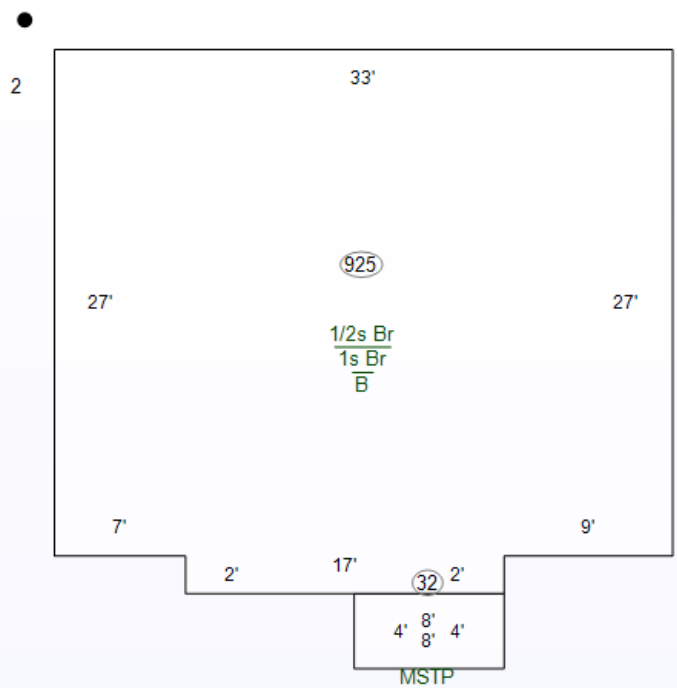
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	925	925	\$83,600	
2					
3					
4					
1/4					
1/2	7	925	925	\$30,700	
3/4					
Attic					
Bsmt		925	0	\$25,400	
Crawl					
Slab					

Total Base \$139,700

Adjustments 1 Row Type Adj. x 1.00 \$139,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$144,200

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$145,700
Garages (+) 0 sqft	\$0	\$145,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	1.04	
Replacement Cost		\$143,952

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	Brick	C-1	1935	1935	87 P		1.04		2,775 sqft	\$143,952	65%	\$50,380	40%	100%	1.000	0.8300	\$25,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1936	1936	86 VP	\$31.48	1.04	\$26.19	30'x20'	\$15,715	95%	\$790	0%	100%	1.000	0.8300	\$700