

45-08-05-253-005.000-004

Oluka, Ikea

321 ROOSEVELT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2527

1/2

General Information

Parcel Number 45-08-05-253-005.000-004
Local Parcel Number 001-25-44-0183-0023

Tax ID:

Routing Number J44-183 019

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)
321 ROOSEVELT 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

Oluka, Ikea
29 Doty ST
Hammond, IN 46320

Legal

GARY LAND CO'S. 4TH N. 5 FT. L.13 BL.29 ALL OF L.14 BL.29 AND S. 3 FT. L.15 BL.2 9



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/04/2005 to 01/01/1900.

Notes

8/17/2020 RYR3-21: 2527-12 NO PHYSICAL CHARACTERISTIC CHANGES MADE TO THIS PARCEL.
9/14/2011 FDAT: QS 807 FLDR 951 6-26-95 T HILL FORM 11.
10/5/98 GOLDEN ADDED CENTRAL AIR

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2022 and previous years.

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, 38, 38x125, 0.98, \$146, \$143, \$5,434, 0%, 100%, 0.7300, \$3,970.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (38), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$4,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,000).

Data Source N/A Collector 08/13/2020 Sondra Ford Appraiser 08/17/2020 MARY SHAW

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	1001 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input 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
Porch, Open Masonry	49	\$3,700

**Plumbing**

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

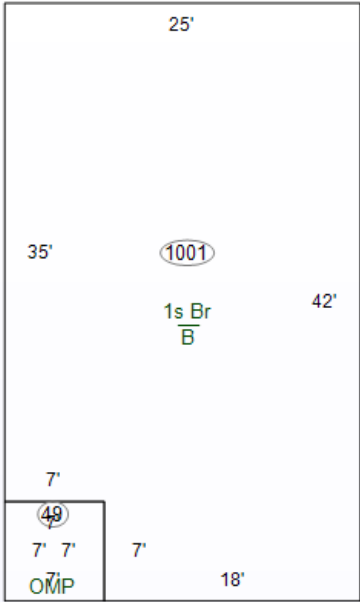
**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air

●  
2



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1001	1001	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1001	0	\$26,500	
Crawl					
Slab					

**Total Base** \$115,000

**Adjustments** 1 Row Type Adj. x 1.00 \$115,000

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** \$115,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,700	\$118,700
Garages (+) 0 sqft	\$0	\$118,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$111,103

**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	1928	1928	94 F		1.04		2,002 sqft	\$111,103	65%	\$38,890	0%	100%	1.000	0.7500	\$29,200
2: Detached Garage R 01	100%	1	Wood Frame	D	1928	1928	94 F	\$45.76	1.04	\$38.07	1'x240'	\$9,137	65%	\$3,200	0%	100%	1.000	0.7500	\$2,400