

45-08-05-459-010.000-004

Drew, Sheletha

769 CLEVELAND ST

500, Vacant - Platted Lot

Neighborhood- 2530

1/2

**General Information**

**Parcel Number**  
45-08-05-459-010.000-004

**Local Parcel Number**  
001-25-44-0162-0013

**Tax ID:**

**Routing Number**  
J44-162 13

**Property Class 500**  
Vacant - Platted Lot

**Ownership**

Drew, Sheletha  
249 Thorn Creek WAY  
Dallas, GA 30157

**Legal**

GARY LAND CO'S 4TH SUB. L.13 BL.8

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/04/2021	Drew, Sheletha		Ta	/	\$2,400	I
11/07/2017	Schulman, Jeffery I	5904	Ta	/	\$0	I
10/25/2017	Hairston, Juble	43472	Li	/	\$0	I
10/25/2017	Sunrise Home Buyers	43471	Qu	/	\$0	I
11/24/2009	Hiner, Beatrice		WD	/	\$27,000	I
12/05/2006	MICHELLE SMITH		NA	/	\$0	I

**Notes**

10/29/2021 SINP: DATA ENTERED SALES DISCLOSURE  
SALE PRICE: \$2400  
SALE DATE: 6/04/21  
NO CHANGES MADE TO PARCEL  
10/29/2021

8/6/2019 RYR2-20: 2530-10 Data Entered Removed dwelling and detached garage, change property class code from 510 to 500, applied negative twenty percent influence factor and change the allocation from one percent cap to three percent cap.  
A.Boudreaux 08/06/2019

11/29/2017 SINP: REMOVED A/C AND OBS 40% TO 0 C.WALKER 11-29-17

10/7/2015 16CE: 2016 Cyclical Entered 2530-8 Correct dwelling condition from average to poor, aplied 40% obs for fire damages.  
A. Boudreaux 10/7/2015



Res

**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 2530-004**  
Neighborhood- 2530

**Section/Plat**

**Location Address (1)**  
769 CLEVELAND ST  
GARY, IN 46404

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

Assessment Year	2022	2021	2020	2019	2018
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	01/09/2022	05/27/2022	05/15/2021	05/23/2020	05/24/2019
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Land</b>	\$4,000	\$4,000	\$4,000	\$5,000	\$4,700
Land Res (1)	\$0	\$0	\$0	\$5,000	\$4,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$4,000	\$4,000	\$4,000	\$0	\$0
<b>Improvement</b>	\$0	\$0	\$0	\$67,200	\$63,600
Imp Res (1)	\$0	\$0	\$0	\$67,200	\$63,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$4,000	\$4,000	\$4,000	\$72,200	\$68,300
Total Res (1)	\$0	\$0	\$0	\$72,200	\$68,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$4,000	\$4,000	\$4,000	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x125	0.98	\$120	\$118	\$5,900	-20%	0%	0.8500	\$4,010

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
2530-004 - Residential

**Land Computations**

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$4,000
<b>Total Value</b>	<b>\$4,000</b>

**Characteristics**

**Topography** Level

**Flood Hazard** ERA

**Public Utilities** All

**Streets or Roads** Paved, Sidewalk

**TIF**

**Neighborhood Life Cycle Stage**  
Improving

Printed Saturday, January 7, 2023

**Review Group** 2020

**Data Source** N/A

**Collector** 05/13/2019 Darrick Washington

**Appraiser** 07/09/2019 Dion Courtney

