

45-08-07-105-013.000-004

Brown, Diondre C

4509 W 10TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2543

1/2

General Information

Parcel Number 45-08-07-105-013.000-004
Local Parcel Number 001-25-43-0171-0038

Tax ID:

Routing Number J43-171 8

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 2543-004
Neighborhood- 2543

Section/Plat

Location Address (1)
4509 W 10TH AVE
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2543-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage Other

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Brown, Diondre C
1120 Williams ST
Gary, IN 46401

Legal

GARY HEIGHTS LOT 38 & 39 BL. 19



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Notes

1/22/2021 SINIF: Data Entered Sales Disclosure Invalid, Tax Sale
Sale date 12/21/2020
Sale Price \$0
No Physical characteristic changes made.
11/9/2019 RYR2-20: No Physical Characteristic changes made as of 11-09-19. Folder #2543-1.
11/9/2015 16CE: 2016 Cyclical Entered DET GAR TO POOR 2543-12 KSTINES 11/9/15

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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. Rows include Calculated Acreage (0.16), Actual Frontage (57), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$6,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,900).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 3/4
Style	109 - Cape cod
Finished Area	2696 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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 Frame	140	\$6,400
Stoop, Masonry	25	\$1,500
Canopy, Shed Type	25	\$300
Stoop, Masonry	28	\$1,500

Plumbing

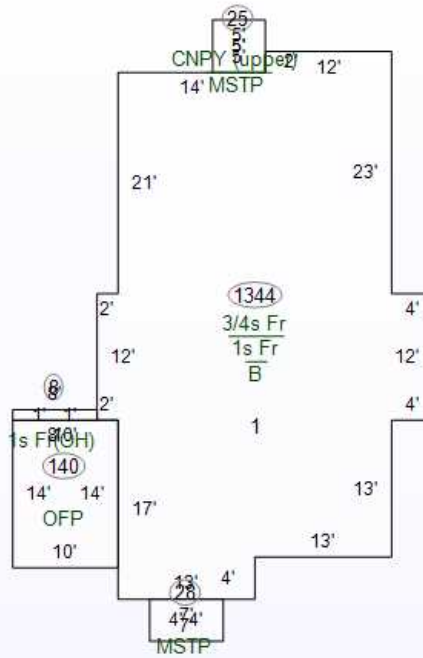
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1352	1352	\$96,200	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	1344	1344	\$42,900	
Attic					
Bsmt		1344	0	\$32,200	
Crawl					
Slab					

Total Base \$171,300

Adjustments 1 Row Type Adj. x 1.00 \$171,300

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 (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$177,400

Sub-Total, 1 Units

Exterior Features (+)	\$9,700	\$187,100
Garages (+) 0 sqft	\$0	\$187,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		1.04

Replacement Cost \$184,855

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 3/4	Wood Frame	C-1	1953	1953	69 F		1.04		4,040 sqft	\$184,855	47%	\$97,970	0%	100%	1.000	0.8600	\$84,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1955	1955	67 P	\$33.35	1.04	\$27.75	480 sqft	\$13,319	70%	\$4,000	0%	100%	1.000	0.8600	\$3,400