

45-08-07-128-004.000-004

Franklin Rentals LLC

953 LANE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2543

1/2

General Information

Parcel Number 45-08-07-128-004.000-004
Local Parcel Number 001-25-43-0180-0022

Tax ID:

Routing Number J43-180 18

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) 953 LANE ST GARY, IN 46404

Zoning

Subdivision

Lot

Market Model 2543-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Franklin Rentals LLC PO Box 352 Kenilworth, NJ 07033

Legal

GARY HEIGHTS L.20 BL.28



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), Land (\$3,600), Land Res (1) (\$3,600), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$4,000), Imp Res (1) (\$3,900), Imp Non Res (2) (\$0), Imp Non Res (3) (\$100), Total (\$7,600), Total Res (1) (\$7,500), Total Non Res (2) (\$0), Total Non Res (3) (\$100)

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 (30x126), Factor (0.98), Rate (\$138), Adj. Rate (\$135), Ext. Value (\$4,050), Infl. % (0%), Res Elig % (100%), Market Factor (0.8900), Value (\$3,600)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/21/2022 to 11/26/2001.

Res

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), Land (\$3,600), Land Res (1) (\$3,600), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$4,000), Imp Res (1) (\$3,900), Imp Non Res (2) (\$0), Imp Non Res (3) (\$100), Total (\$7,600), Total Res (1) (\$7,500), Total Non Res (2) (\$0), Total Non Res (3) (\$100)

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Notes

12/9/2022 SINIF: Sale disclosure data entered, SALE DATE 10/21/2022 \$10,000.00. It is a invalid sale, No characteristic changes made at this time. 9/21/2021 SINIF: Data entered Sales Disclosure. Invalid - Tax Sale. Sale Date 06-04-21. Sale Price \$800.

8/3/2021 SINIF: concp condition from poor to very poor. per field inspection

12/22/2020 SINIF: Data entered sale disclosure sale date 4/8/20 sale price \$ 50.00 sold to eatate. TCaldwell 12/22/20

11/9/2019 RYR2-20: No physical characteristic changes made as of 10/09/2019 2543-6

11/5/2015 FDRV: Field Review ADDED 40% OBSO INTERIOR DAMAGE ALSO REMOVED CONP KBS 05/09/2013

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.09, Actual Frontage 30, Developer Discount, Parcel Acreage 0.09, 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 0.09, 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 \$3,600, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$3,600)

Data Source N/A

Collector 06/17/2019 Matthew Ingram

Appraiser 10/28/2019 Darrick Washington

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 112 - Conventional  
**Finished Area** 936 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	24	\$1,500
Canopy, Roof Extension	24	\$600

**Plumbing**

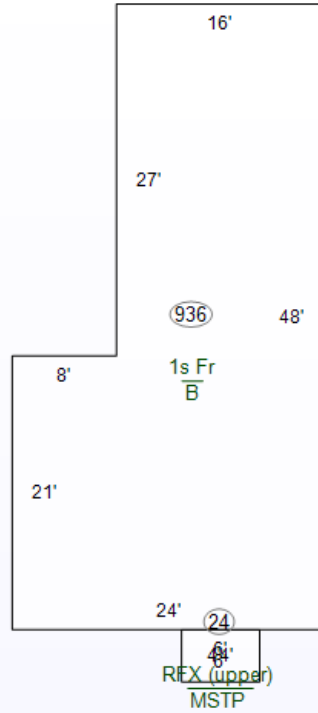
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	936	936	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	936	0	\$25,400	
Crawl				
Slab				

**Total Base** \$101,300

**Adjustments 1 Row Type Adj. x 1.00** \$101,300

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$101,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,100	\$103,400
Garages (+) 0 sqft	\$0	\$103,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$91,406</b>

**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	Wood Frame	D+1	1927	1929	93 VP		1.04		1,872 sqft	\$91,406	95%	\$4,570	0%	100%	1.000	0.8600	\$3,900
2: CONCP R	0%	1	SV	D	1940	1940	82 VP		1.04		90 sqft		85%		0%	100%	1.000	0.8600	\$100

Total all pages

\$4,000

Total this page

\$4,000