

45-08-07-132-005.000-004

Kearney, Zachary

4109 W 10TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2543

1/2

**General Information**

**Parcel Number**  
45-08-07-132-005.000-004

**Local Parcel Number**  
001-25-43-0175-0007

**Tax ID:**

**Routing Number**  
J43-175 13

**Ownership**

Kearney, Zachary  
4109 W 10th AVE  
Gary, IN 46404-1735

**Transfer of Ownership**

| Date       | Owner                | Doc ID | Code | Book/Page   | Adj Sale Price | V/I |
|------------|----------------------|--------|------|-------------|----------------|-----|
| 01/18/2022 | Kearney, Zachary     |        | Wa   | 2022/503258 | \$0            | I   |
| 05/27/2021 | Diaz, Pedro          |        | Qu   | 2021/041438 | \$16,500       | I   |
| 01/26/2021 | MJP Investment Trust |        | Qu   | 2021/008377 | \$0            | I   |
| 12/21/2020 | DeedGrabber Tax Lien |        | Ta   | 2021/       | \$0            | I   |
| 07/19/2005 | Williams, James      |        | GIFT | /           | \$85,400       | I   |
| 04/20/2005 | GREER, CLARENCE      |        | WD   | /           | \$0            | I   |

**Notes**

2/28/2022 SINF: Sold on 1/18/2022 for \$85,000. Valid sale Correct condition from fair to average and add 1/2 bath

12/7/2021 SINF: DATA ENTERED SALE DISCLOSURE VALID SALE DATE 05/27/2021 SALE PRICE \$16,500.00 NO PHYSICAL CHARACTERISTIC CHANGES MADE BY SONDRA FORD AND DION COURTNEY ON 11/02/2021.

**Property Class 510**  
1 Family Dwell - Platted Lot

**Legal**

GARY HEIGHTS L.7 BL.23 W2. L.8 BL.23



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 2543-004**  
Neighborhood- 2543

**Section/Plat**

**Location Address (1)**  
4109 W 10TH AVE  
GARY, IN 46404

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

| 2022             | Assessment Year            | 2022                                | 2021                                | 2020                                | 2019                                | 2018                                |
|------------------|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| WIP              | <b>Reason For Change</b>   | AA                                  | AA                                  | AA                                  | AA                                  | AA                                  |
| 05/17/2022       | <b>As Of Date</b>          | 05/27/2022                          | 05/15/2021                          | 05/23/2020                          | 05/24/2019                          | 05/05/2018                          |
| Indiana Cost Mod | <b>Valuation Method</b>    | Indiana Cost Mod                    | Indiana Cost Mod                    | Indiana Cost Mod                    | Indiana Cost Mod                    | Indiana Cost Mod                    |
| 1.0000           | <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>\$5,400</b>   | <b>Land</b>                | <b>\$5,400</b>                      | <b>\$5,400</b>                      | <b>\$5,400</b>                      | <b>\$5,400</b>                      | <b>\$5,400</b>                      |
| \$5,400          | Land Res (1)               | \$5,400                             | \$5,400                             | \$5,400                             | \$5,400                             | \$5,400                             |
| \$0              | Land Non Res (2)           | \$0                                 | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| \$0              | Land Non Res (3)           | \$0                                 | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| <b>\$72,200</b>  | <b>Improvement</b>         | <b>\$72,200</b>                     | <b>\$50,800</b>                     | <b>\$56,600</b>                     | <b>\$58,500</b>                     | <b>\$58,500</b>                     |
| \$72,200         | Imp Res (1)                | \$72,200                            | \$50,800                            | \$56,600                            | \$58,500                            | \$58,500                            |
| \$0              | Imp Non Res (2)            | \$0                                 | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| \$0              | Imp Non Res (3)            | \$0                                 | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| <b>\$77,600</b>  | <b>Total</b>               | <b>\$77,600</b>                     | <b>\$56,200</b>                     | <b>\$62,000</b>                     | <b>\$63,900</b>                     | <b>\$63,900</b>                     |
| \$77,600         | Total Res (1)              | \$77,600                            | \$56,200                            | \$62,000                            | \$63,900                            | \$63,900                            |
| \$0              | Total Non Res (2)          | \$0                                 | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| \$0              | Total Non Res (3)          | \$0                                 | \$0                                 | \$0                                 | \$0                                 | \$0                                 |

2/8/2021 SINF: Data entered on 01/19/2021 Sales disclosure Sales date: 12.21.2020 Sales price: 5500.00 Tax Sale

11/9/2019 RYR2-20: No Physical Characteristic changes made as of 11-09-19. Folder #2543-1.

11/6/2015 16CE: 2016 Cyclical Entered FLDR #2543-12 COND. CORRECTED AV TO F. CSWEEZER 11/6/2015

8/2/2011 MEM1: H/S

**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              |         | 45         | 45x125 | 0.98   | \$138 | \$135     | \$6,075    | 0%      | 100%       | 0.8900        | \$5,410 |

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

Data Source External Only

Collector 06/12/2019

KENYA STINES

Appraiser 10/24/2019

Dion Courtney

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.13                     |
| Actual Frontage         | 45                       |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.13                     |
| 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    | 0.13                     |
| 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             | \$5,400                  |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| <b>Total Value</b>      | <b>\$5,400</b>           |

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** 109 - Cape cod  
**Finished Area** 1820 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        | 40   | \$1,800 |
| Porch, Enclosed Frame | 120  | \$8,100 |

**Plumbing**

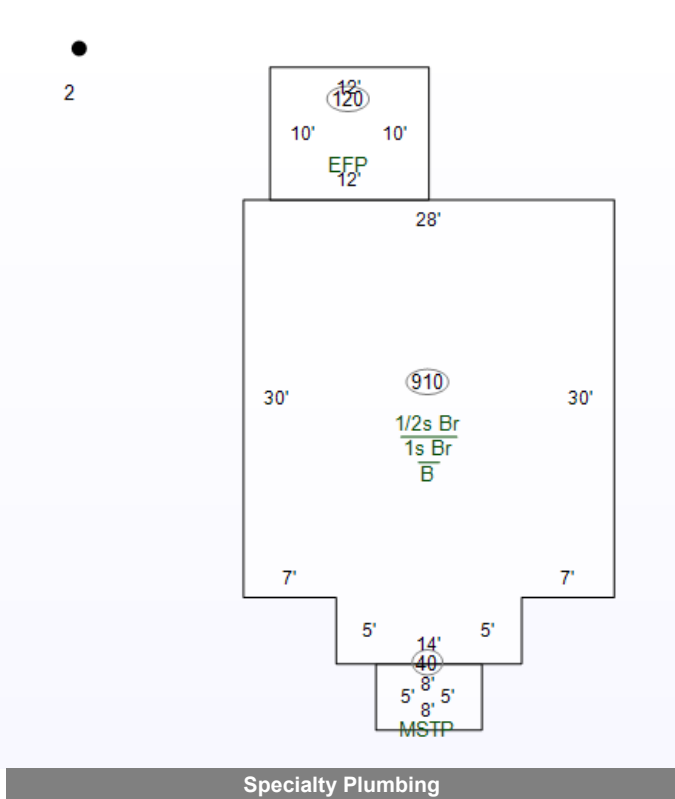
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 7  |

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor Constr | Base | Finish | Value    | Totals |
|--------------|------|--------|----------|--------|
| 1 7          | 910  | 910    | \$82,000 |        |
| 2            |      |        |          |        |
| 3            |      |        |          |        |
| 4            |      |        |          |        |
| 1/4          |      |        |          |        |
| 1/2 7        | 910  | 910    | \$30,200 |        |
| 3/4          |      |        |          |        |
| Attic        |      |        |          |        |
| Bsmt         | 910  | 0      | \$25,000 |        |
| Crawl        |      |        |          |        |
| Slab         |      |        |          |        |

**Total Base** \$137,200

**Adjustments 1 Row Type Adj. x 1.00** \$137,200

|                  |                           |
|------------------|---------------------------|
| Unfin Int (-)    | \$0                       |
| Ex Liv Units (+) | \$0                       |
| Rec Room (+)     | \$0                       |
| Loft (+)         | \$0                       |
| Fireplace (+)    | MS:1 MO:1 \$4,500         |
| No Heating (-)   | \$0                       |
| A/C (+)          | 1:910 1/2:910 \$4,300     |
| No Elec (-)      | \$0                       |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+)   | \$0                       |
| Elevator (+)     | \$0                       |

**Sub-Total, One Unit** \$147,600

**Sub-Total, 1 Units**

|                                   |         |           |
|-----------------------------------|---------|-----------|
| Exterior Features (+)             | \$9,900 | \$157,500 |
| Garages (+) 0 sqft                | \$0     | \$157,500 |
| Quality and Design Factor (Grade) | 0.90    |           |
| Location Multiplier               | 1.04    |           |
| <b>Replacement Cost</b>           |         | \$147,420 |

**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        | D+2   | 1940       | 1960     | 62 A          |           | 1.04 |          | 2,730 sqft | \$147,420 | 47%      | \$78,130      | 0%      | 100% | 1.000 | 0.8600 | \$67,200     |
| 2: Detached Garage R 01 | 100%        | 1            | Brick        | D     | 1940       | 1940     | 82 F          | \$47.09   | 1.04 | \$39.18  | 20'x21'    | \$16,455  | 65%      | \$5,760       | 0%      | 100% | 1.000 | 0.8600 | \$5,000      |