

45-08-07-134-020.000-004

Hemphill, Arnesha

1056 WHITCOMB ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2543

1/2

General Information

Parcel Number 45-08-07-134-020.000-004
Local Parcel Number 001-25-43-0177-0017

Tax ID:

Routing Number J43-177 20

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)
1056 WHITCOMB ST
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

Hemphill, Arnesha
5001 W 17th AVE
Gary, IN 46406

Legal

GARY HEIGHTS S.10 FT. L. 17 BL.25 ALL L.18 BL.25

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/03/2018 to 01/01/1900.

Notes

11/9/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 6/17/2019. (2543-9) S. FORD 11/9/2019
3/9/2016 FDAT: CORRECTED DWELLING CONDITION FROM FAIR TO VERY POOR.



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, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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, 40, 41x124, 0.97, \$138, \$134, \$5,494, 0%, 100%, 0.8900, \$4,890.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.12), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$4,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,900).

Data Source N/A

Collector 06/17/2019

KENYA STINES

Appraiser 11/04/2019

Alexia Bourdeaux

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 109 - Cape cod  
**Finished Area** 1163 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	60	\$1,800

**Plumbing**

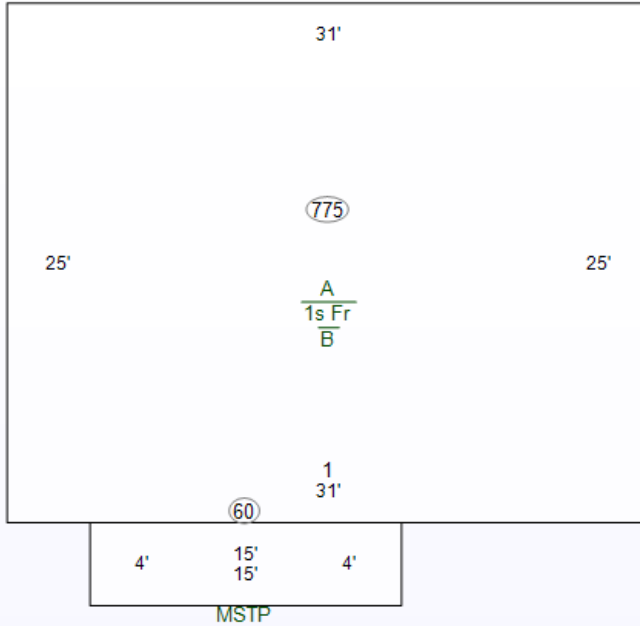
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	775	775	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	775	388	\$10,700	
Bsmt	775	0	\$23,100	
Crawl				
Slab				

**Total Base** \$100,400

**Adjustments 1 Row Type Adj. x 1.00** \$100,400

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** \$100,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,800	\$102,200
Garages (+) 0 sqft	\$0	\$102,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$95,659

**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+2	1942	1952	70 VP		1.04		2,325 sqft	\$95,659	95%	\$4,780	0%	100%	1.000	0.8600	\$4,100