

45-08-07-253-015.000-004

Dees Realty LLC

1149 WALLACE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2543

1/2

General Information

Parcel Number 45-08-07-253-015.000-004
Local Parcel Number 001-25-43-0161-0024

Ownership

Dees Realty LLC
5345 Ochs AVE
Indianapolis, IN 46254

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/23/2020 and 01/01/1900.

Notes

11/9/2019 RYR-20: NO PHYSICAL CHANGE TO DWELLING AS OF 11-7-19. D.WASHINGTON 11-9-19F#2543-11
11/18/2015 FDAT: QS 609 FLDR 633 6/16/95 T HILLZ

Tax ID:

Legal

GARY HEIGHTS L.31 BL.9

Routing Number J43-161 22

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for 2022 and 2021.

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)
1149 WALLACE ST
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2543-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A

Collector 06/18/2019

Darrick Washingto

Appraiser 11/07/2019

Alexia Bourdeaux

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.09), Actual Frontage (30), Parcel Acreage (0.09), etc.

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Dees Realty LLC

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 720 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	84	\$0

Plumbing

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

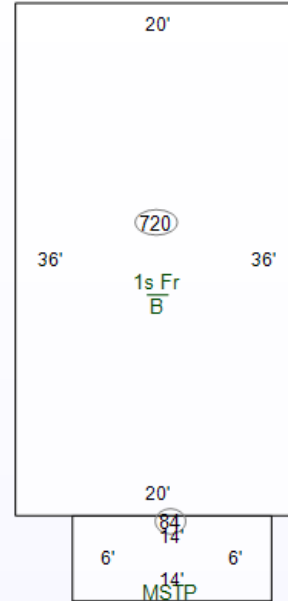
Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	2

Heat Type

Central Warm Air

●
2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$63,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		720	0	\$22,400	
Crawl					
Slab					

Total Base \$86,000

Adjustments 1 Row Type Adj. x 1.00 \$86,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:720 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$89,600

Sub-Total, 1 Units

Exterior Features (+)	\$2,100	\$91,700
Garages (+) 0 sqft	\$0	\$91,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$85,831

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	1927	1927	95 F		1.04		1,440 sqft	\$85,831	65%	\$30,040	0%	100%	1.000	0.8600	\$25,800
2: Detached Garage R 01	100%	1	Wood Frame	D	1980	1980	42 F	\$32.10	1.04	\$26.71	22'x24'	\$14,101	45%	\$7,760	0%	100%	1.000	0.8600	\$6,700

Total all pages

\$32,500

Total this page

\$32,500