

45-08-07-354-014.000-004

Spencer, Jacqueline

4305 W 20TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2546

1/2

General Information

Parcel Number 45-08-07-354-014.000-004
Local Parcel Number 001-25-47-0441-0014

Tax ID:

Routing Number J47-441

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 2546-004
Section/Plat
Location Address (1)
4305 W 20TH AVE
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2546-004 - Residential

Characteristics

Topography Flood Hazard Level
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Spencer, Jacqueline
7396 Kestrel
Hobart, IN 46342

Legal

TARRYTOWN FIRST SUBDIVISION ALL L.14 BL.5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 08/28/2014 to 01/01/1900.

Notes

11/22/2019 RYR2-20: DATA ENTERED 2546-4 CHANGED COND FROM P TO VP C.BATTLE 11/22/2019

Res

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

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

Land Data (Standard Depth: Res 150', CI 150' 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, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector 06/26/2019

Darrick Washingto

Appraiser 11/19/2019

TomikaMobile

Total Value \$4,000

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 925 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

Plumbing

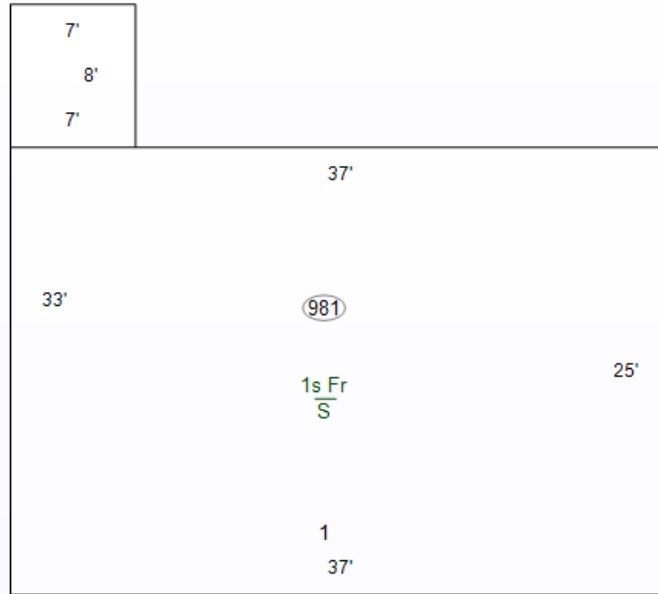
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	981	925	\$79,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	981	0	\$0	
Total Base			\$79,000	

Adjustments

1 Row Type Adj. x 1.00	\$79,000
Unfin Int (-)	1:56 (\$3,900)
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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$75,100

Sub-Total, 1 Units

Exterior Features (+) \$0 \$75,100

Garages (+) 0 sqft \$0 \$75,100

Quality and Design Factor (Grade) 0.85

Location Multiplier 1.04

Replacement Cost \$66,388

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	1955	1955	67 VP		1.04		981 sqft	\$66,388	95%	\$3,320	0%	100%	1.000	0.9600	\$3,200