

45-08-08-153-032.000-004

2934 W 13th Ave LLC

2934 W 13TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

General Information

Parcel Number 45-08-08-153-032.000-004
Local Parcel Number 001-25-45-0144-0016
Tax ID:

Ownership

2934 W 13th Ave LLC
5534 Saint Joe RD
Fort Wayne, IN 46835

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 08/26/2022 to 01/01/1900.

Notes

4/27/2021 SINP: Data entered sale disclosure sale date 2/24/21 sale price \$500.00 sale invalid sold on tax sale no physical characteristic change made as of today . TCaldwell 4/27/21
10/21/2019 RYR2-20: Data Entered sound vaued for 2000\$ FLDR#2542-7 10-21-19

Routing Number J45-143 158

Property Class 510
1 Family Dwell - Platted Lot

Legal

JEFFERSON LAND & REALTY CO'S SUB. NO. 1 E.
4FT LOT 15 ALL LOT 16 BLOCK 2



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 2542-004
Neighborhood- 2542
Section/Plat
Location Address (1)
2934 W 13TH AVE
GARY, IN 46404

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes values 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 1: F, F, 29, 29x125, 0.98, \$131, \$128, \$3,712, 0%, 100%, 1.0000, \$3,710

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Improving

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A Collector 06/06/2019 KENYA STINES Appraiser 10/16/2019 Dion Courtney

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.08), Actual Frontage (29), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$3,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,700)

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 1716 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
Porch, Open Frame	120	\$5,800

Plumbing

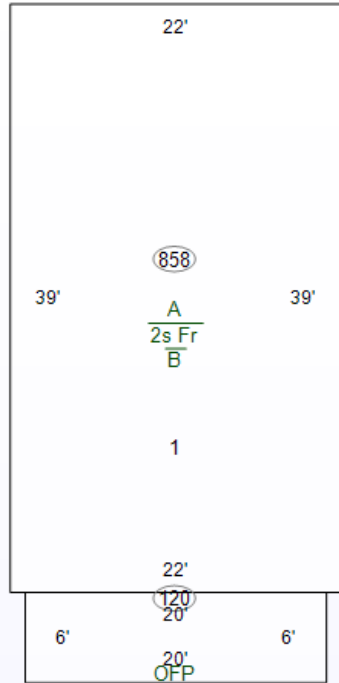
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	0	0
Add Fixtures	0	0
Total	3	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	858	858	\$71,200	
2	1Fr	858	858	\$36,200	
3					
4					
1/4					
1/2					
3/4					
Attic		858	0	\$6,000	
Bsmt		858	0	\$24,300	
Crawl					
Slab					

Total Base \$137,700

Adjustments 1 Row Type Adj. x 1.00 \$137,700

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

Sub-Total, One Unit \$139,300

Sub-Total, 1 Units

Exterior Features (+)	\$5,800	\$145,100
Garages (+) 0 sqft	\$0	\$145,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$128,268

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%	2	sv	D+1	1915	1915	107 VP		1.04		3,432 sqft		95%		0%	100%	1.000	1.0000	\$2,000