

45-08-08-277-009.000-004

Manning, Christopher

1950 W 13TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

General Information

Parcel Number 45-08-08-277-009.000-004
Local Parcel Number 001-25-43-0029-0030

Tax ID:

Routing Number J43-029 262

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 2542-004
Neighborhood- 2542

Section/Plat

Location Address (1)
1950 W 13TH AVE
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Improving

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Manning, Christopher
1220 Orchard
Merrillville, IN 46410

Legal

FRANKEL'S SUB. L.27 BL.4 L.28 BL.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/08/2021 to 06/26/2006.

Notes

10/21/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF 10/21/19#FLDR 2542-7
10/31/2018 SINIF: Sales Disclosure Sale Price 4,000.00 Sales Date 6/28/18 Changes not valid for sales trending / tax sale
10/23/2017 SINIF: REMOVED CNPY,10-23-17..D,COURTNEY
10/20/2015 FDAT: QS 809 FLDR# 833 T HAWKINS 7/11/95

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019, 2018.

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, 50, 50x130, 0.99, \$131, \$130, \$6,500, 0%, 100%, 1.0000, \$6,500.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.15), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$6,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,500).

Data Source N/A

Collector 06/06/2019

KENYA STINES

Appraiser 10/16/2019

Dion Courtney

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Manning, Christopher

1950 W 13TH AVE

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 1311 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, Enclosed Frame	120	\$8,100
Stoop, Masonry	45	\$1,800
Porch, Enclosed Frame	119	\$8,100
Wood Deck	120	\$2,500

Plumbing

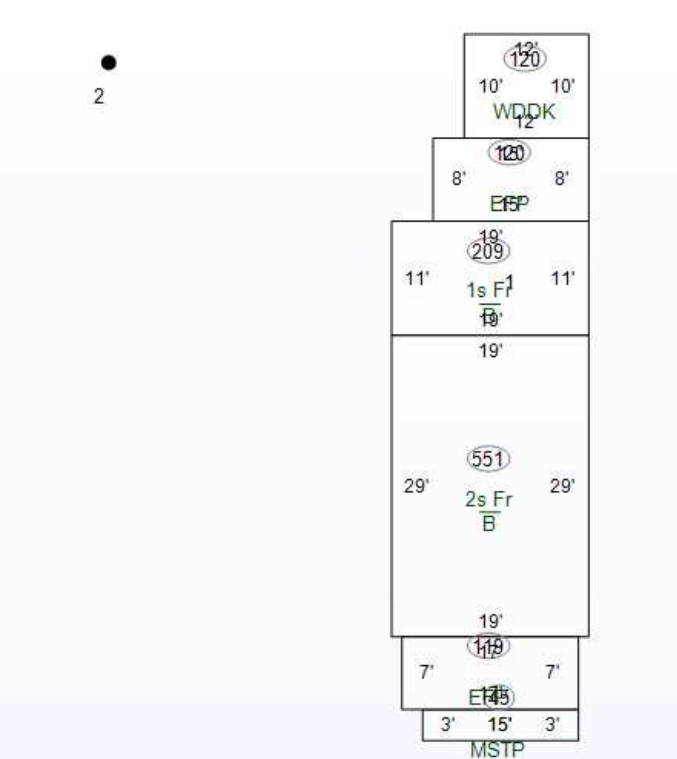
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	760	760	\$65,100	
2 1Fr	551	551	\$28,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	760	0	\$22,800	
Crawl				
Slab				

Total Base \$116,600
Adjustments 1 Row Type Adj. x 1.00 \$116,600

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$116,600

Sub-Total, 1 Units

Exterior Features (+)	\$20,500	\$137,100
Garages (+) 0 sqft	\$0	\$137,100
Quality and Design Factor (Grade)	0.80	
Location Multiplier	1.04	
Replacement Cost		\$114,067

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	Wood Frame	D	1919	1919	103 P		1.04		2,071 sqft	\$114,067	75%	\$28,520	40%	100%	1.000	1.0000	\$17,100
2: Detached Garage R 01	100%	1	Concrete Block	D	1925	1925	97 F	\$36.75	1.04	\$30.58	20'x20'	\$12,230	65%	\$4,280	0%	100%	1.000	1.0000	\$4,300