

45-08-08-277-014.000-004

141 Investments Group

1920 W 13TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

General Information

Parcel Number 45-08-08-277-014.000-004
Local Parcel Number 001-25-43-0029-0023

Tax ID:

Routing Number J43-029 267

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) 1920 W 13TH AVE GARY, IN 46404

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Improving

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

141 Investments Group Construction LLC/Kushunda Wilks 2532 W Warren BLVD Chicago, IL 60612

Legal

FRANKEL'S SUB. LOT 21, BL. 4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/27/2020 to 01/01/1900.

Notes

10/21/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF 10/21/19#FLDR 2542-7
10/30/2018 SINP: Sales Disclosure Sale Price 500.00 Sales Date 03/27/18 Changes
Not valid for trending tax sale
9/13/2017 18CE: Corrected dwelling grade from C to D+2.
4/13/2011 FDAT: QS 809 FLDR# 833 T HAWKINS 7/12/95

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 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.10), Actual Frontage (33), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$4,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,300).

General Information

| | |
|----------------------|--------------------|
| Occupancy | Single-Family |
| Description | Single-Family R 01 |
| Story Height | 1 |
| Style | 112 - Conventional |
| Finished Area | 1125 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input checked="" type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 184 | \$9,700 |

Plumbing

| # | TF |
|----------------------|-----|
| Full Bath | 1 3 |
| Half Bath | 1 2 |
| Kitchen Sinks | 1 1 |
| Water Heaters | 1 1 |
| Add Fixtures | 0 0 |
| Total | 4 7 |

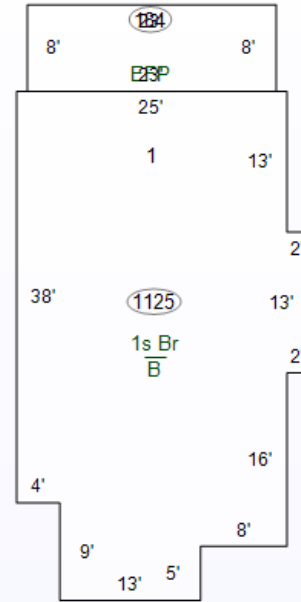
Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 1 |
| Total Rooms | 8 |

Heat Type

Central Warm Air

●
2



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|----------|--------|
| 1 7 | 1125 | 1125 | \$94,800 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 1125 | 0 | \$28,600 | |
| Crawl | | | | |
| Slab | | | | |

Total Base \$123,400

Adjustments 1 Row Type Adj. x 1.00 \$123,400

| | |
|------------------|---------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | MS:1 MO:1 \$4,500 |
| 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 \$129,500

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|------------------|
| Exterior Features (+) | \$9,700 | \$139,200 |
| Garages (+) 0 sqft | \$0 | \$139,200 |
| Quality and Design Factor (Grade) | 0.90 | |
| Location Multiplier | 1.04 | |
| Replacement Cost | | \$130,291 |

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 | Brick | D+2 | 1928 | 1933 | 89 P | | 1.04 | | 2,250 sqft | \$130,291 | 75% | \$32,570 | 0% | 100% | 1.000 | 1.0000 | \$32,600 |
| 2: Detached Garage R 01 | 100% | 1 | Wood Frame | D | 1968 | 1968 | 54 P | \$42.59 | 1.04 | \$35.43 | 20'x16' | \$11,339 | 65% | \$3,970 | 0% | 100% | 1.000 | 1.0000 | \$4,000 |