

45-08-08-281-026.000-004

Jackson, Dara Paige

1621 W 12TH AVE

530, 3 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

General Information

Parcel Number 45-08-08-281-026.000-004
Local Parcel Number 001-25-42-0146-0009

Ownership

Jackson, Dara Paige
34245 N Homestead RD
Gurnee, IL 60031

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/03/2017 and 01/01/1900.

Notes

10/21/2019 RYR2-20: No physical characteristic changes made as of 10/21/2019 FLD 2542-6
10/11/2016 F134: Corrected assessment: changed from 510 to 530 prop class, D+1 to D+2. Corrected plumb fix. Re-allocated 66.7% to CAP 2. Correlated AV.
11/5/2015 16CE: 2016 Cyclical Entered FOLDER 2541-10 CORRECTED CONDITION FROM POOR TO FAIR 11/5/2015 MBANKS

Tax ID:

Legal

CONDIT & MC GINNITYS SUBDIVISION ALL L.11 BL.2

Routing Number J42-146 218

Property Class 530
3 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 include 2022, 2021, 2020, 2019, 2018.

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 2542-004
Section/Plat
Location Address (1) 1621 W 12TH AVE GARY, IN 46404

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Improving

Land Computations

Table with columns: Description, 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.

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A Collector 06/10/2019 KENYA STINES Appraiser 10/15/2019 Dion Courtney

General Information

Occupancy Triplex
Description Triplex R 01
Story Height 2
Style 112 - Conventional
Finished Area 2299 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
Porch, Enclosed Frame	120	\$5,100
Porch, Enclosed Frame	132	\$8,100
Porch, Enclosed Frame	132	\$5,100

Plumbing

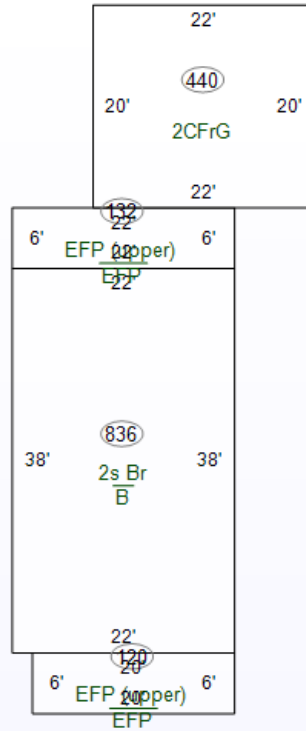
TF
Full Bath 3 9
Half Bath 0 0
Kitchen Sinks 3 3
Water Heaters 3 3
Add Fixtures 0 0
Total 9 15

Accommodations

Bedrooms 6
Living Rooms 3
Dining Rooms 0
Family Rooms 0
Total Rooms 9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	836	836	\$77,000	
2	7	836	836	\$42,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		836	627	\$44,400	
Crawl					
Slab					

Total Base \$164,200

Adjustments 1 Row Type Adj. x 1.00 \$164,200

Unfin Int (-)		\$0
Ex Liv Units (+)	D:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$181,800

Sub-Total, 1 Units

Exterior Features (+)	\$26,400	\$208,200
Garages (+) 440 sqft	\$14,300	\$222,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$208,260

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: Triplex R 01	33%	2	Brick	D+2	1919	1919	103 F		1.04		2,508 sqft	\$208,260	65%	\$72,890	0%	100%	1.000 1.0000	\$72,900