

45-08-08-379-016.000-004

Gary, Edna R / L / E Et Al

2307 W 19TH PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 2541

1/2

General Information

Parcel Number 45-08-08-379-016.000-004
Local Parcel Number 001-25-43-0267-0001

Tax ID:

Routing Number J43-267 230

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 2541-004
Section/Plat
Location Address (1)
2307 W 19TH PL
GARY, IN 46404

Ownership

Gary, Edna R / L / E Et Al
3939 Carey
East Chicago, IN 46312

Legal

Germania No 2 Blk 4 Lots 1,2,3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 1990.

Notes

1/13/2020 MIS1: Comb 45-08-08-379-015.000-004 to 379-016 new legal Germania No 2 Blk 4 Lots 1,2,3
10/3/2019 RYR2-20: Change condition of dwelling from poor to fair. Folder #2541-4.
11/2/2015 MEM1: H/S



Res

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 show valuation data for 2022 and previous years.

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 land characteristics and pricing.

Zoning

Subdivision

Lot

Market Model 2541-004 - Residential

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2020

Data Source External Only Collector 06/03/2019 Robert Lafayette Appraiser 09/24/2019 Dion Courtney

Land Computations

Table with columns: Land Computations, 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 \$7,400.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1131 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 Masonry	88	\$8,000

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

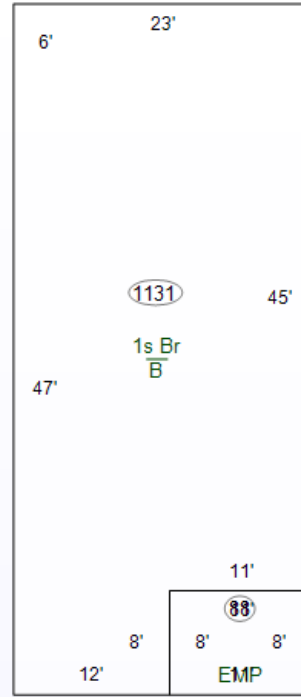
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1131	1131	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1131	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 (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$123,400

Sub-Total, 1 Units

Exterior Features (+)	\$8,000	\$131,400
Garages (+) 0 sqft	\$0	\$131,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$122,990

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	1929	1929	93 F		1.04		2,262 sqft	\$122,990	65%	\$43,050	0%	100%	1.000	0.8800	\$37,900
2: Detached Garage R 01	100%	1	Wood Frame	D	2002	2002	20 F	\$32.10	1.04	\$26.71	24'x22'	\$14,101	29%	\$10,010	0%	100%	1.000	0.8800	\$8,800