

45-08-08-403-008.000-004

General Information

Parcel Number
45-08-08-403-008.000-004

Local Parcel Number
001-25-46-0471-0010

Tax ID:

Routing Number
J46-471 56

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 2541-004
Neighborhood- 2541

Section/Plat

Location Address (1)
1529 ROOSEVELT PL
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2541-004 - Residential

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Jackson, Willie Jr
3042 198th ST
Chicago Heights, IL 60411

Legal

ROZENSKI & SZLICKIS 1ST ADD. ALL LOTS 10 & 11



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/29/2017	Jackson, Willie Jr	27537	Ta	/	\$0	I
04/17/2006	Beard, Lori D		NA	/	\$82,000	I
08/12/2005	WILSON, STEVEN C		WD	/	\$0	I
11/25/2003	BACK, ERIK & WILLIA		WD	/	\$0	I
08/07/2003	PYNE, MICHAEL D		WD	/	\$0	I
06/27/2003	L & L INVESTORS GR		WD	/	\$0	I

Res

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
01/09/2022	As Of Date	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$4,800	Land	\$4,800	\$4,800	\$4,800	\$4,000	\$5,200
\$4,800	Land Res (1)	\$4,800	\$4,800	\$4,800	\$4,000	\$5,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$19,000	Improvement	\$19,000	\$17,400	\$17,200	\$14,200	\$18,600
\$19,000	Imp Res (1)	\$19,000	\$17,400	\$17,200	\$14,200	\$18,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,800	Total	\$23,800	\$22,200	\$22,000	\$18,200	\$23,800
\$23,800	Total Res (1)	\$23,800	\$22,200	\$22,000	\$18,200	\$23,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		52	52x110	0.93	\$115	\$107	\$5,564	0%	100%	0.8700	\$4,840

Notes

10/3/2019 RYR2-20: No physical charateristic changes made as of 10/3/2019 FLD 2541-7
5/16/2016 MISC: applied 40% obsolescence. j tillman05/16/2016
12/2/2015 F113: Form 113
EFF YR TO 1917, ADD 25% ECO OBS JW 2/19/09
FOR 2014 & 2015 CONDITION FAIR TO POOR AND
APPLIED 40% OBISO FOR
DAMAGES. 9/3/2015 MBANKS

Land Computations

Calculated Acreage	0.13
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.13
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	0.13
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	\$4,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,800

Data Source N/A

Collector 05/19/2019 Dion Courtney

Appraiser 09/25/2019 Dion Courtney

General Information

Occupancy

Duplex

Description

Duplex R 01

Story Height

2

Style

N/A

Finished Area

1680 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	96	\$2,200
Wood Deck	96	\$2,200

Plumbing

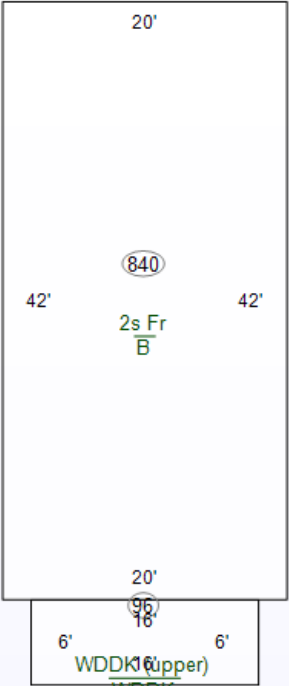
#	TF	
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	0	0
Total	9	15

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	840	840	\$71,200	
2	1Fr	840	840	\$36,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		840	0	\$24,300	
Crawl					
Slab					
				Total Base	\$131,700
Adjustments				1 Row Type Adj. x 1.00	\$131,700
Unfin Int (-)					\$0
Ex Liv Units (+)				C:1 D:1	\$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					\$149,300
Sub-Total, 1 Units					
Exterior Features (+)				\$4,400	\$153,700
Garages (+) 0 sqft				\$0	\$153,700
Quality and Design Factor (Grade)				0.90	
Location Multiplier				1.04	
Replacement Cost					\$143,863

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: Duplex R 01	100%	2	Wood Frame	D+2	1917	1917	105	P		1.04		2,520 sqft	\$143,863	75%	\$35,970	40%	100%	1.000	0.8800	\$19,000