

General Information

Parcel Number 45-08-08-404-014.000-004
Local Parcel Number 001-25-45-0227-0013
Tax ID:

Ownership

PGA Pro Investments LLC
6051 Business Center Ct Suite 4-147
San Diego, CA 92154

Legal

KOEPKE'S ADD. L.13

Routing Number

J45-227 89

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)
1567 ROOSEVELT ST
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2541-004 - Residential

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020



Res

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), and Land/Improvement values.

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.

Notes

4/28/2021 SIN: Data Entered Sales disclosure
Sale Date 02/05/2021
Sale Price \$1,100
Invalid sale tax sale
No physical characteristic change as of today.
10/3/2019 RYR2-20: No physical characteristic changes made as of 10/3/2019 FLD 2541-7

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.09, 28, etc.).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 1050 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	168	\$9,700
Stoop, Masonry	24	\$1,500

**Plumbing**

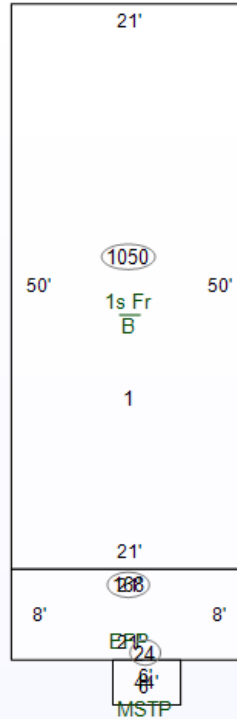
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	2

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1050	1050	\$82,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1050	0	\$27,400	
Crawl				
Slab				

<b>Total Base</b>			\$110,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$110,200
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

<b>Sub-Total, One Unit</b>			\$110,200
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$11,200		\$121,400
Garages (+) 0 sqft	\$0		\$121,400
Quality and Design Factor (Grade)		0.90	
Location Multiplier		1.04	
<b>Replacement Cost</b>			\$113,630

**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	Wood Frame	D+2	1917	1920	102 P		1.04		2,100 sqft	\$113,630	75%	\$28,410	0%	100%	1.000 0.8800	\$25,000