

45-08-09-178-031.000-004

Paxson Properties LLC

1148 TYLER ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-178-031.000-004
Local Parcel Number 001-25-44-0299-0016

Tax ID:

Routing Number J44-299 35

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 2539-004
Neighborhood- 2539

Section/Plat

Location Address (1)
1148 TYLER ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Paxson Properties LLC
375 Blue Ash DR
Buffalo Grove, IL 60089

Legal

GARY LAND CO'S 11TH SUB. ALL L.16 BL.7



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/05/2017 to 01/01/1900.

Notes

9/13/2022 RYR1-23: Demo dwelling
6/30/2020 RYR1-19: CHANGED REVIEW GROUP TO RYR1-19
9/13/2017 18CE: Corrected dwelling grade from D+1 to D+2. Condition from Poor to Fair.
7/27/2017 SINP: DATA ENTERED SALES DISC. CORRECTED GRADE FROM D+1 TO D+2
8/27/2015 FDAT: QS 909 FLDR 960 7-14-95 THILL

Res

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

Table with columns: Assessment Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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 values for F, F, 30, 30x110, 0.93, \$74, \$69, \$2,070, 0%, 100%, 0.8300, \$1,720.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage (0.08), Actual Frontage (30), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$1,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,700).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1023 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
Stoop, Masonry	30	\$1,500

Plumbing

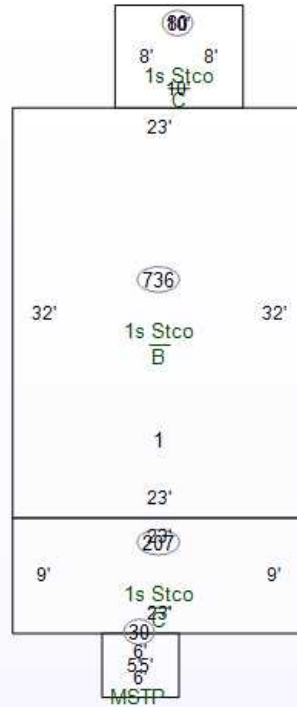
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	1023	1023	\$81,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		736	0	\$22,400	
Crawl		287	0	\$3,400	
Slab					

Total Base \$107,500
Adjustments 1 Row Type Adj. x 1.00 \$107,500

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

Sub-Total, One Unit	\$107,500
Sub-Total, 1 Units	
Exterior Features (+)	\$1,500 \$109,000
Garages (+) 0 sqft	\$0 \$109,000
Quality and Design Factor (Grade)	0.90
Location Multiplier	1.04
Replacement Cost	\$102,024

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	Stucco	D+2	1924	1924	98 F		1.04		1,759 sqft	\$102,024	65%	\$35,710	0%	100%	1.000	0.6300	\$22,500