

45-08-09-327-006.000-004

Hernandez, Alberto and Julie He

1523 FILLMORE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-327-006.000-004
Local Parcel Number 001-25-45-0363-0042

Tax ID:

Routing Number J45-363 95

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)
1523 FILLMORE 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

Hernandez, Alberto and Julie Hernande
824 Carol ST
Hammond, IN 46320

Legal

LOGAN PARK ADD. L.43 BL.4 N. 17 FT. OF L.42
BL.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 09/01/2022 to 01/01/1900.

Notes

9/19/2022 SINP: removed detached garage
\*DATA ENTERED SALE DISCLOSURE INVALID
SALE DATE 09/07/2022
SALE PRICE \$9,000.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.
K.MORTON 09/20/2022

9/15/2022 RYR1-23: CHANGED FROM FAIR TO POOR ROOF DAMAGE VACANT AND THE GARAGE HAS FALLEN TO THE GROUND

6/30/2020 RYR1-19: CHANGED REVIEW GROUP TO RYR1-19

9/20/2017 18CE: 2539-4 Data Entered Corrected dwelling grade from D to D+2, removed canopy over concrete pad and change label to MSTP. A. Boudreaux 09/20/2017

7/21/2015 F133: QS 910 FLDR# 552 8-10-95 I MATTHEWS FM 133
REMOVED REC FROM BSMT..5-9-01 D CRUZ

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

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.

Data Source N/A

Collector

Appraiser

Total Value \$2,500

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	112 - Conventional
<b>Finished Area</b>	880 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Stoop, Masonry	40	\$1,800
Patio, Concrete	528	\$2,600

**Plumbing**

	<b>#</b>	<b>TF</b>
<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

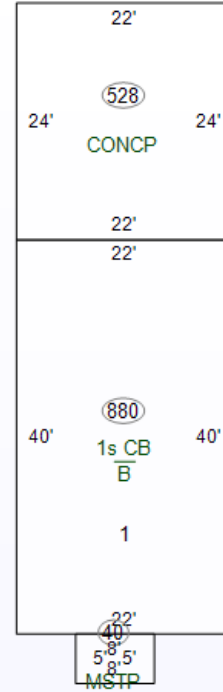
**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 4	880	880	\$72,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	880	0	\$24,600	
Crawl				
Slab				

**Total Base** \$97,400

**Adjustments** 1 Row Type Adj. x 1.00 \$97,400

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$97,400

**Sub-Total, 1 Units**

Exterior Features (+) \$4,400 \$101,800

Garages (+) 0 sqft \$0 \$101,800

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

**Replacement Cost** \$95,285

**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	Concrete Block	D+2	1953	1953	69 F		1.04		1,760 sqft	\$95,285	60%	\$38,110	0%	100%	1.000	0.6300	\$24,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1976	1976	46 F	\$39.23	1.04	\$32.64	22'x16'	\$11,489	50%	\$5,740	0%	100%	1.000	0.6300	\$3,600