

45-08-10-158-008.000-004

Blake, Brian

1335 PENNSYLVANIA ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 2534

1/2

General Information

Parcel Number 45-08-10-158-008.000-004

Local Parcel Number 001-25-44-0284-0009

Tax ID:

Routing Number J44-284 8

Property Class 520 2 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 2534-004 Neighborhood- 2534

Section/Plat

Location Address (1) 1335 PENNSYLVANIA ST GARY, IN 46407

Zoning

Subdivision

Lot

Market Model 2534-004 - 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

Blake, Brian P O Box 671 Pearland, TX 77588

Legal

GARY LAND CO'S. 10TH SUB. ALL L.9 BL.10



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/30/2022 to 01/19/2007.

Notes

8/16/2022 RYR1-23: No physical characteristic changes made as of this date. 7/21/2022 SINP: Sale disclosure data entered. Sale date: 5/10/22. Sale price: 44,678.25. Sold on tax sale; invalid for trending. Np physical characteristic changes as of 7/21/22. 7/11/2022 BPER: BP#0244 WORK COMPLETE CHANGED EFF YR 1928 TO 1985. 9/11/2018 RYR1-19: Data entered. Corrected condition of dwelling from Poor to Fair. Folder #2534-123. 09-11-18.

12/17/2014 15CE: 2015 Cyclical Entered FOLDER 2534-5 CHANGED GRADE FROM C TO D+2 AND RESKETCHED DWELLING

12/17/2014 MBANKS

12/17/2014 F113: Form 113 Value to reflect the closing statement value. 12/18/10 d cruz

12/17/2014 F134: Form 134 11/19/2013 DISAGREE REC: PER SOL HAYMON AG

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), 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: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (31), 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 (\$2,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,500).

Data Source N/A

Collector 08/02/2018

KENYA STINES

Appraiser 09/11/2018

DANNY CRUZ

General Information

Occupancy	Duplex
Description	Duplex R 01
Story Height	2
Style	N/A
Finished Area	2080 sqft
Make	

Floor Finish

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

Description	Area	Value
Porch, Enclosed Frame	84	\$6,100
Porch, Open Masonry	77	\$4,400
Balcony	77	\$1,900
Balcony	98	\$1,900

Plumbing

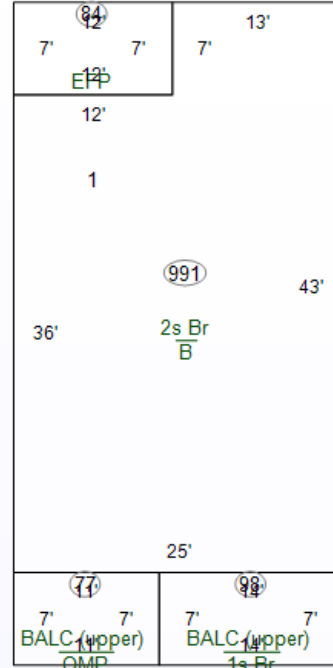
#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	2 2
Water Heaters	2 2
Add Fixtures	0 0
Total	6 10

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1089	1089	\$93,600	
2	7	991	991	\$48,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		991	0	\$26,500	
Crawl					
Slab					

Total Base \$168,100

Adjustments 1 Row Type Adj. x 1.00 \$168,100

Unfin Int (-)	\$0
Ex Liv Units (+)	D:1 \$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$176,900

Sub-Total, 1 Units

Exterior Features (+)	\$14,300	\$191,200
Garages (+) 0 sqft	\$0	\$191,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$178,963

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	50%	2	Brick	D+2	1928	1928	94 F		1.04		3,071 sqft	\$178,963	65%	\$62,640	0%	100%	1.000	0.7800	\$48,900
2: Detached Garage R 01	100%	1	Brick	E	1928	1928	94 F	\$44.46	1.04	\$18.50	20'x22'	\$8,138	65%	\$2,850	0%	100%	1.000	0.7800	\$2,200