

45-08-10-334-002.000-004

1705 Delaware St LLC

1705 DELAWARE ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 2534

1/2

General Information

Parcel Number 45-08-10-334-002.000-004
Local Parcel Number 001-25-46-0067-0025

Tax ID:

Routing Number J46-067

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)
1705 DELAWARE 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

1705 Delaware St LLC
5534 Saint Joe RD
Fort Wayne, IN 46835

Legal

MC KEY'S ADD. L.25 BL.12



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/26/2022 to 01/01/1900.

Notes

8/5/2022 RYR1-23: No Physical Characteristic Change as of 08/05/22 fld 2536-106 KENYA STINES
6/29/2021 SINP: Data entered sale disclosure sale date 2/24/21 sale price \$ 500.00 changed dwelling from poor to very poor sold on tax sale. TCaldwell 6/29/21
Fire damage per inspection on 6/22/2021 TJohnson
9/18/2018 RYR1-19: FLD #2534/2535-129- DATA ENTERED: CORRECTED DWELLING COND FROM FAIR TO POOR, APPLIED 40% OBISO TO DWELLING AND REMOVED OFF/EFP. C.RATTLER, 09/18/2018

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019, 2018.

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, 25, 25x125, 0.98, \$113, \$111, \$2,775, 0%, 100%, 0.7800, \$2,160.

12/17/2014 15CE: 2015 Cyclical Entered 2534-08 CORRECTED GRADE TO D+2 12/17/2014 CRATTLER
12/17/2014 FDAT: QS 1110 FLDR 678 12-9-95 THILL

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$2,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,200).

General Information

Occupancy Duplex
Description Duplex R 01
Story Height 2
Style 112 - Conventional
Finished Area 1408 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, Open Frame	160	\$6,400
Porch, Open Frame	160	\$3,500

Plumbing

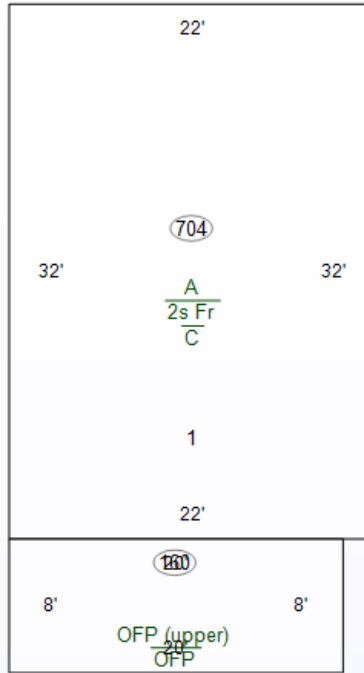
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	704	704	\$62,200	
2	1Fr	704	704	\$32,800	
3					
4					
1/4					
1/2					
3/4					
Attic		704	0	\$5,400	
Bsmt					
Crawl		704	0	\$5,100	
Slab					

Total Base \$105,500
Adjustments 1 Row Type Adj. x 1.00 \$105,500

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 \$114,300

Sub-Total, 1 Units

Exterior Features (+)	\$9,900	\$124,200
Garages (+) 0 sqft	\$0	\$124,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$116,251

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	Wood Frame	D+2	1914	1914	108 VP		1.04		2,112 sqft	\$116,251	95%	\$5,810	40%	100%	1.000 0.7800	\$2,700