

45-08-10-476-018.000-004

Thompson, Matthew

1930 OHIO ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2535

1/2

General Information

Parcel Number
45-08-10-476-018.000-004

Local Parcel Number
001-25-47-0429-0027

Tax ID:

Routing Number
J47-429

Ownership

Thompson, Matthew
1943 Ohio ST
Gary, IN 46407

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2022	Thompson, Matthew		Ta	2022/	\$1,100	I
02/07/2022	Barnes, Darran		Qu	2022/004707	\$1,000	I
06/11/2018	Gomez, Gonzalo H	301602	Qu	/	\$0	I
03/12/2018	Paladin Homes LLC	301394	Qu	/	\$0	I
06/19/2017	Gray's Harbor LLC	1796	Qu	/	\$0	I
08/07/2015	REO Logic-Indiana Hol	20928	QC	/	\$0	I

Notes

12/15/2022 SINF: Sales disclosure data entered. Sale date: 11/18/22 Sale price: \$1,100. Sold on tax sale; invalid for trending. No physical characteristic changes as of 12/15/22. Tosborne

2/28/2022 SINF: SALE DATE: 2/7/2022 SALE PRICE: \$1,000

INVALID SALE: NOT OPEN MARKET (QUIT CLAIM DEED)

CORRECTIONS: DWELLING CONDITION CORRECTED FROM FAIR TO POOR.

Data entered Sales Disclosure 03-21-22. M. Ingram.

Property Class 510
1 Family Dwell - Platted Lot



Res

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 2535-004
Neighborhood- 2535

Section/Plat

Location Address (1)
1930 OHIO ST
GARY, IN 46407

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
03/21/2022	As Of Date	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$3,900	Land	\$3,900	\$3,900	\$3,900	\$3,700	\$3,900
\$3,900	Land Res (1)	\$3,900	\$3,900	\$3,900	\$3,700	\$3,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$28,600	Improvement	\$28,600	\$34,000	\$32,900	\$30,900	\$36,600
\$28,600	Imp Res (1)	\$28,600	\$34,000	\$32,900	\$30,900	\$36,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$32,500	Total	\$32,500	\$37,900	\$36,800	\$34,600	\$40,500
\$32,500	Total Res (1)	\$32,500	\$37,900	\$36,800	\$34,600	\$40,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

11/13/2018 SINF: 11-13-18. DATA ENTERED. SINF. CONTRACT BUYER. NOT REPRESENTATIVE OF NEIGHBORHOOD. DDANIELS

11/9/2018 SINF: Data entered sales disclosure sale date 3/16/18 sale price \$1100.00 sold on tax sale sale invalid TCaldwell 11/9/18

11/8/2018 SINF: 11-8-18. INVESTOR TO INVESTOR/NOT REP OF THE NBHD. DATA ENTERED. SINF. INVALID SALE. DDANIELS

9/27/2018 RYR1-19: FLD #2535-137- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 09/26/2018

7/28/2015 15CE: 2015 Cyclical Entered ADDED 5X5 MSTP AND CHANGED DETGAR CONDITION FROM FAIR TO POOR. S.FORD 12/19/2014 (2535-17)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		40	40x125	0.98	\$120	\$118	\$4,720	0%	100%	0.8300	\$3,920

Zoning

Subdivision

Lot

Market Model
2535-004 - Residential

Land Computations

Calculated Acreage	0.11
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$3,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,900

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Data Source N/A

Collector 08/16/2018

Darrick Washington

Appraiser 09/19/2018

DANNY CRUZ

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 912 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	25	\$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

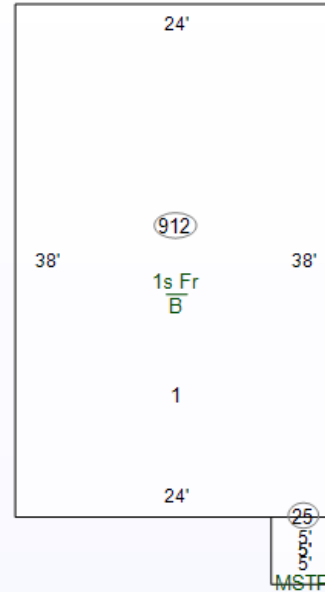
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air

●
2



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	912	912	\$74,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	912	0	\$25,000	
Crawl				
Slab				

Total Base			\$99,300
Adjustments	1 Row Type Adj. x 1.00	\$99,300	
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			\$99,300
Sub-Total, 1 Units			
Exterior Features (+)	\$1,500	\$100,800	
Garages (+) 0 sqft	\$0	\$100,800	
Quality and Design Factor (Grade)		0.90	
Location Multiplier		1.04	
Replacement Cost			\$94,349

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	1958	1958	64 P		1.04		1,824 sqft	\$94,349	70%	\$28,300	0%	100%	1.000	0.8400	\$23,800
2: Detached Garage R 01	100%	1	Wood Frame	D	1983	1983	39 P	\$37.11	1.04	\$30.88	20'x20'	\$12,350	54%	\$5,680	0%	100%	1.000	0.8400	\$4,800