

45-08-10-479-012.000-004

Otterbridge Revocable Tr u/a/d 4

1961 M L KING DR

510, 1 Family Dwell - Platted Lot

Neighborhood- 2535

1/2

General Information

Parcel Number 45-08-10-479-012.000-004
Local Parcel Number 001-25-47-0432-0013

Tax ID:

Routing Number J47-432

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 2535-004
Neighborhood- 2535

Section/Plat

Location Address (1)
1961 M L KING DR
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2535-004 - 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

Otterbridge Revocable Tr u/a/d 4-25-07
(James Otterbridge & Charles Otterbrid
2480 Breton SE
Grand Rapids, MI 49546

Legal

SECOND ADD. TO PULASKI VILLAGE ALL L.13
BL.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/17/2013 to 01/01/1900.

Notes

7/20/2022 RYR1-23: No physical characteristic changes made July 19, 2022
11/9/2018 SINP: Data entered sales disclosure sale date 3/16/18 sale price \$1100.00 sold on tax sale sale invalid TCaldwell 11/9/18
10/1/2018 RYR1-19: FLD #2535-137- DATA ENTERED: REMOVED CNPY. C.RATTLER, 10/1/2018
12/20/2014 15CE: 2015 Cyclical Entered FOLDER 2535-22 CHANGED GRADE FROM D TO D+1, CONDITON FAIR AND GARAGE CONDITION POOR 12/20/2014 MBANKS

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, 40, 40x113, 0.94, \$120, \$113, \$4,520, 0%, 100%, 0.8300, \$3,750.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (40), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$3,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,800).

General Information

| | |
|----------------------|--------------------|
| Occupancy | Single-Family |
| Description | Single-Family R 01 |
| Story Height | 1 |
| Style | 135 - Ranch |
| Finished Area | 864 sqft |
| Make | |

Floor Finish

| | |
|--|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist | <input 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 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 |
|-----------------|------|-------|
| Patio, Concrete | 66 | \$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 |

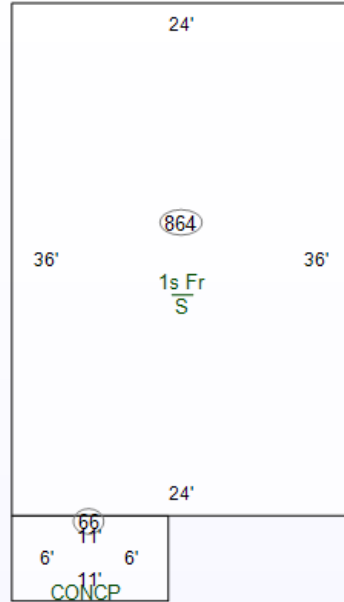
Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 2 |

Heat Type

Central Warm Air

2



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|-------------------|------|--------|----------|--------|
| 1 1Fr | 864 | 864 | \$72,800 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | 864 | 0 | \$0 | |
| Total Base | | | \$72,800 | |

Adjustments

| Adjustments | 1 Row Type Adj. x 1.00 | Totals |
|----------------------------|------------------------|----------|
| 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 | | \$72,800 |
| Sub-Total, 1 Units | | |

| | | |
|-----------------------------------|-------|----------|
| Exterior Features (+) | \$500 | \$73,300 |
| Garages (+) 0 sqft | \$0 | \$73,300 |
| Quality and Design Factor (Grade) | | 0.85 |
| Location Multiplier | | 1.04 |
| Replacement Cost | | \$64,797 |

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+1 | 1954 | 1954 | 68 F | | 1.04 | | 864 sqft | \$64,797 | 60% | \$25,920 | 0% | 100% | 1.000 | 0.8400 | \$21,800 |
| 2: Detached Garage R 01 | 100% | 1 | Wood Frame | D | 1965 | 1965 | 57 P | \$35.01 | 1.04 | \$29.13 | 440 sqft | \$12,816 | 65% | \$4,490 | 0% | 100% | 1.000 | 0.8400 | \$3,800 |