

45-08-11-306-008.000-004

Jefferson, Roosevelt

1859 ILLINOIS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2523

1/2

General Information

Parcel Number 45-08-11-306-008.000-004
Local Parcel Number 001-25-46-0537-0029

Tax ID:

Routing Number J46-537

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 2523-004
Neighborhood- 2523

Section/Plat

Location Address (1)
1859 ILLINOIS ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2523-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Improving

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Jefferson, Roosevelt
4053 Virginia ST
Gary, IN 46409

Legal

CORRECTED PLAT OF MARSHALLTOWN ALL L.29
BL.3



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (01/09/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$6,300), Land Res (1) (\$6,300), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$5,600), Imp Res (1) (\$5,600), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$11,900), Total Res (1) (\$11,900), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (60), Size (60x100), Factor (0.89), Rate (\$148), Adj. Rate (\$132), Ext. Value (\$7,920), Infl. % (-6%), Res Elig % (100%), Market Factor (0.8500), Value (\$6,330)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include Jefferson, Roosevelt (08/19/2022), Davis, LaRonda E (06/04/2021), Martinez, Erik L (06/15/2016), Arellano, Fernando C (03/21/2015), Swafford, Kelly Marie (04/24/2014), Swafford, Richard Ada (09/24/2013)

Res

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (01/09/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$6,300), Land Res (1) (\$6,300), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$5,600), Imp Res (1) (\$5,600), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$11,900), Total Res (1) (\$11,900), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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Notes

9/20/2022 RVLVD: Remove WDDK. 9/20/22.
7/12/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 7/12/22
9/21/2021 SINP: NO PHYSICAL CHARACTERISTICS CHADATNGES AS OF 9/14/21, DATA ENTERED.
9/6/2018 RYR1-19: Corrected dwelling sketched, condition from fair to very poor and removed A/C. Folder 89 9/6/2018
1/17/2017 MIS1: GRADE C-1 TO D+1. 1/17/17 D CRUZ
12/9/2014 15CE: 2015 Cyclical Entered FOLDER 2523-2 12/9/2014 MBANKS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (60), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$6,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,300)

Data Source N/A

Collector 07/26/2018 Matthew Ingram

Appraiser 08/30/2018 DANNY CRUZ

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 1978 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

Exterior Features

Description	Area	Value
Wood Deck	304	\$4,800

Plumbing

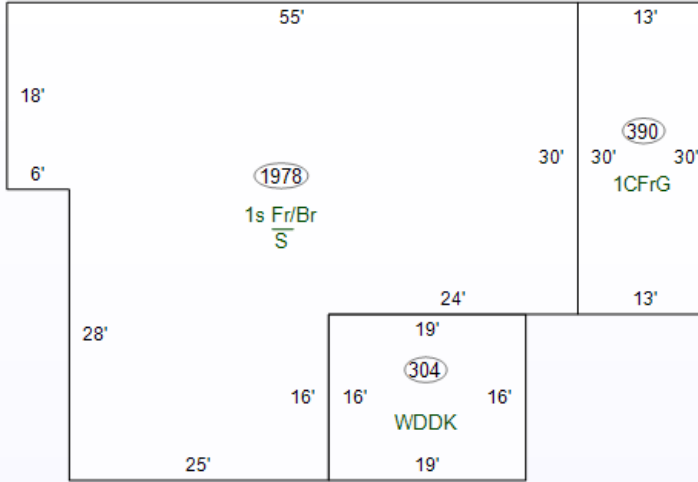
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 93	1978	1978	\$130,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1978	0	\$0	
			Total Base	\$130,800

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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		\$130,800

Sub-Total, 1 Units

Exterior Features (+)	\$4,800	\$135,600
Garages (+) 390 sqft	\$13,400	\$149,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$131,716

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	3/6 Masonry	D+1	1953	1951	71 VP		1.04		1,978 sqft	\$131,716	95%	\$6,590	0%	100%	1.000 0.8500	\$5,600