

45-08-15-176-016.000-004

General Information

Parcel Number
45-08-15-176-016.000-004

Local Parcel Number
001-25-46-0029-0019

Tax ID:

Routing Number
J46-029

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 2536-004
Neighborhood- 2536

Section/Plat

Location Address (1)
2300 MARYLAND ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2536-004 - Residential

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

Tzanetakos, Dragan

Ownership

Tzanetakos, Dragan
1641 Schaller LN
Dyer, IN 46311

Legal

MID CITY REALTY CO. CENTRAL SUB. ALL L.19
BL.6 N. 10 FT. L.20 BL.6



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
04/11/2022	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"/>
\$6,200	Land	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200
\$6,200	Land Res (1)	\$6,200	\$6,200	\$6,200	\$6,200	\$6,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$4,600	Improvement	\$4,600	\$44,800	\$44,800	\$44,800	\$44,800
\$4,600	Imp Res (1)	\$4,600	\$44,800	\$44,800	\$44,800	\$44,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$10,800	Total	\$10,800	\$51,000	\$51,000	\$51,000	\$51,000
\$10,800	Total Res (1)	\$10,800	\$51,000	\$51,000	\$51,000	\$51,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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	40x121	0.96	\$169	\$162	\$6,480	0%	100%	0.9600	\$6,220

2300 MARYLAND ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/25/2022	Tzanetakos, Dragan		Wa	2022/513085	\$10,000	I
05/03/2021	Bryant, Remell		Ta	2021/	\$2,000	I
04/30/2021	Ballentine, Vieda		Re	2022/513084	\$0	I
04/30/2021	Ballentine, Vieda		De	2021/037141	\$0	I
08/21/2008	Goldman Group LLC		WD	/	\$11,900	I
05/02/2002	GRAHAM, GLORIA JE		WD	/	\$0	I

Res

Neighborhood- 2536

1/2

Notes

7/27/2022 RYR1-23: CALUMET TOWNSHIP ASSESSOR RECOMMENDATION: CORRECTED DWELLING CONDITION TO FAIR FROM POOR EFF YR TO 1991 TOTAL REHAB

4/11/2022 SINF: Data entered Sales Disclosure. Sold 03-25-22 for \$10,000. Invalid Sale - Not open market sale. Condition of dwelling from fair to VP. Grade from C-1 to D+2.

8/18/2021 SINF: Data entered sale disclosure sale date 5/3/21 sale price \$2,000.00 sold on tax sale.T.Caldwell 8/18/21

8/2/2021 SINF: Dwelling condition corrected from fair to very poor. per field inspection.

10/3/2018 RYR1-19: FLD #2536-109- DATA ENTERED: CORRECTED LOCATION OF EFP ON SKETCH. C.RATTLER, 10/3/2018

12/23/2014 15CE: 2015 Cyclical Entered CORRECTED GRADE FROM C TO C-1, ADDED 4X5 EFP AND ADDED 3X10 EFP. S.FORD 12/23/2014 (2536-14)

Land Computations

Calculated Acreage	0.11
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$6,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,200

Data Source N/A

Collector 07/23/2018 Dion Courtney

Appraiser 09/21/2018 DANNY CRUZ

General Information

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

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

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

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

Description	Area	Value
Patio, Concrete	168	\$1,000
Stoop, Masonry	66	\$2,100
Porch, Enclosed Frame	30	\$3,800
Porch, Enclosed Frame	25	\$3,800

2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	672	672	\$67,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$21,700	
Crawl					
Slab					

	Total Base	\$89,200
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Adjustments	1 Row Type Adj. x 1.00	\$89,200
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	2:216	\$2,400
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Loft (+)	\$0
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Fireplace (+)	\$0
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No Heating (-)	\$0
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A/C (+)	\$0
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No Elec (-)	\$0
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Plumbing (+ / -)	$5 - 5 = 0 \times \$0$	\$0
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$91,600
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Sub-Total, 1 Units

Exterior Features (+)	\$10,700	\$102,300
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Garages (+) 0 sqft	\$0	\$102,300
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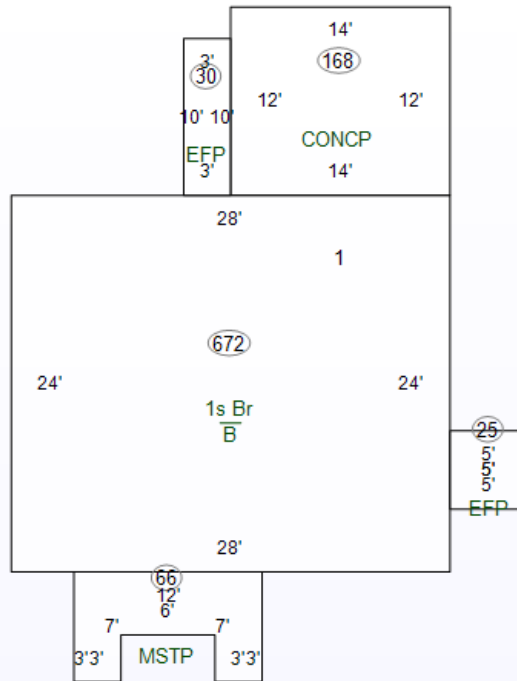
Quality and Design Factor (Grade)	0.90
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Location Multiplier	1.04
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Replacement Cost	\$95,753
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Summary of Improvements

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	Brick	D+2	1945	1945	77	VP		1.04		1,344 sqft	\$95,753	95%	\$4,790	0%	100%	1.000	0.9600	\$4,600



Specialty Plumbing

Description	Count	Value
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\$4,600