

45-08-15-203-023.000-004

GLK Properties LLC

2168 KENTUCKY ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2535

1/2

General Information

Parcel Number 45-08-15-203-023.000-004
Local Parcel Number 001-25-45-0097-0024

Tax ID:

Routing Number J45-097 14

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)
2168 KENTUCKY ST
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

GLK Properties LLC
3934 N Malaga Dr E
La Porte, IN 46350

Legal

IRONWOOD UNIT A L.23 BL.17 N. 15' OF L.24
BL.17



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/29/2022 to 01/01/1900.

Notes

1/22/2021 SINP: DATA ENTERED SALES DISCLOSURE
SALE PRICE 4,700.00
SALE DATE 12/21/2020
INVALID
9/17/2018 RYR1-19: Data entered. Assessment correct. Folder #2535-113. 09-17-18.
1/29/2015 15CE: 2015 Cyclical Entered FOLDER 2535-12 ADD A/C 12/19/2014 MBANKS
1/29/2015 BPER: Building Permit BLDG PERMIT #41680 4-16-2013 NO CHANGE. T. TILLMAN 2-27-2014
1/29/2015 MISC: EST OF BACK- LOCKED FENCE

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 valuation data 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, 40x124, 0.97, \$120, \$116, \$4,640, 0%, 100%, 0.8300, \$3,850.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, 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 (\$3,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,900).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 672 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
Patio, Concrete	200	\$0
Stoop, Masonry	28	\$0

Plumbing

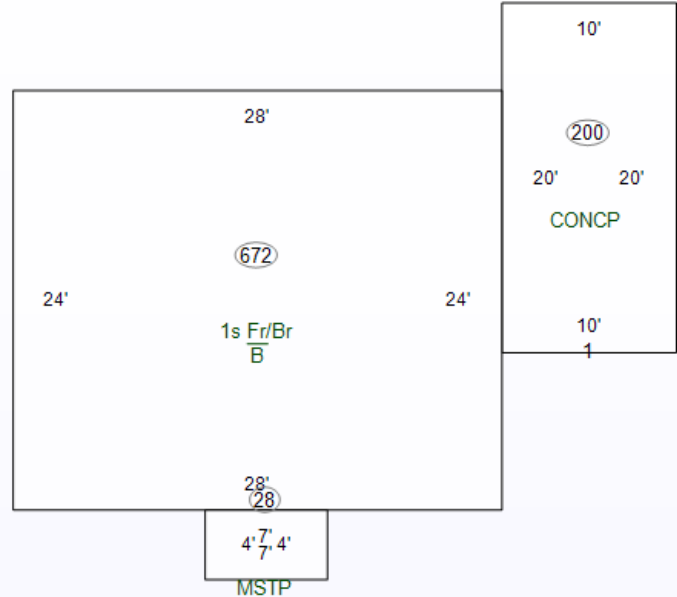
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	672	672	\$66,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	672	0	\$21,700	
Crawl				
Slab				

Total Base \$87,900

Adjustments 1 Row Type Adj. x 1.00 \$87,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:672	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$91,500

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$94,200
Garages (+) 0 sqft	\$0	\$94,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$88,171

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	5/6 Masonry	D+2	1949	1949	73 F		1.04		1,344 sqft	\$88,171	65%	\$30,860	0%	100%	1.000 0.8400	\$25,900