

45-08-15-303-020.000-004

General Information

Parcel Number  
45-08-15-303-020.000-004

Local Parcel Number  
001-25-46-0148-0028

Tax ID:

Routing Number  
J46-148

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)  
2581 CONNECTICUT ST  
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model  
2536-004 - Residential

Characteristics

Topography  
Level

Public Utilities  
All

Streets or Roads  
Paved, Sidewalk

Neighborhood Life Cycle Stage  
Static

Printed  
Saturday, January 7, 2023

Review Group  
2019

Stansil, Hillard

Ownership

Stansil, Hillard  
3924 Monroe ST  
Gary, IN 46408

Legal

OAK PARK L.28 BL.20

2581 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

04/27/2005

Stansil, Hillard

GIFT

/

\$500

I

12/30/2004

WELLS FARGO BANK

WD

/

\$0

I

01/01/1900

OKOYE, OKEKE

WD

/

\$0

I

Res

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

01/09/2022

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

\$3,900

Land

\$3,900

\$3,900

\$3,900

\$3,900

\$3,900

\$3,900

Land Res (1)

\$3,900

\$3,900

\$3,900

\$3,900

\$3,900

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$2,900

Improvement

\$2,900

\$6,800

\$6,800

\$6,800

\$22,000

\$2,900

Imp Res (1)

\$2,900

\$6,800

\$6,800

\$6,800

\$22,000

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$6,800

Total

\$6,800

\$10,700

\$10,700

\$10,700

\$25,900

\$6,800

Total Res (1)

\$6,800

\$10,700

\$10,700

\$10,700

\$25,900

\$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

25

25x121

0.96

\$169

\$162

\$4,050

0%

100%

0.9600

\$3,890

Notes

8/1/2022 RYR1-23: No Change as of 08/01/22 fld 2536-108 KENYA STINES

8/1/2022 MIS1: No Change as of 08/01/22 fld 2536-108 KENYA STINES

10/1/2021 SINP: Corrected garage condition from poor to very poor.

DATA ENTERED SALES DISCLOSURE  
SALE PRICE: \$500  
SALE DATE5/13/21:  
NO CHANGES MADE TO PARCEL  
10/7/2021

10/4/2018 RYR1-19: S/V dwelling for 2000\$ data entered 2536-119.

5/9/2016 ME10: Corrected basement area from 1008 sq ft to 1176 sq ft.

12/29/2014 15CE: 2015 Cyclical Entered CORRECTED DWELLING CONDITION FROM FAIR TO POOR AND APPLIED 40% OBSSO. T.BROWN 12/29/2014 (2536-6)

Land Computations

Calculated Acreage

0.07

Actual Frontage

25

Developer Discount

Parcel Acreage

0.07

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

0.07

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

Collector

08/02/2018

Lisa Ford

Appraiser

09/25/2018

DANNY CRUZ

General Information

Occupancy

Duplex

Description

Duplex R 01

Story Height

1

Style

135 - Ranch

Finished Area

1008 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

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

2

2

Water Heaters

2

2

Add Fixtures

0

0

Total

6

10

Accommodations

Bedrooms

4

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

10

Heat Type

Central Warm Air

Exterior Features

Description

Area

Value

Patio, Concrete

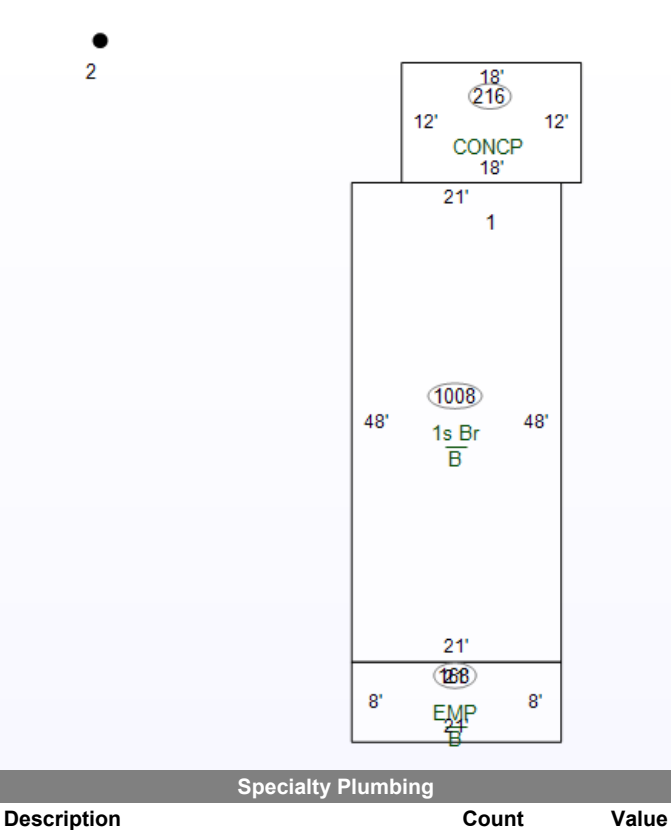
216

\$1,300

Porch, Enclosed Masonry

168

\$10,600



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1008	1008	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1176	0	\$29,500	
Crawl					
Slab					
				Total Base	\$118,000
Adjustments				1 Row Type Adj. x 1.00	\$118,000
Unfin Int (-)					\$0
Ex Liv Units (+)				D:1	\$8,800
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				10 - 10 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$126,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,900	\$138,700
Garages (+) 0 sqft				\$0	\$138,700
Quality and Design Factor (Grade)				0.90	
Location Multiplier				1.04	
				Replacement Cost	\$129,823

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: Duplex R 01	100%	1	SV	D+2	1947	1947	75	VP		1.04		2,184 sqft		95%		0%	100%	1.000	0.9600
2: Detached Garage R 01	100%	1	Brick	D	1953	1953	69	VP	\$40.66	1.04	\$33.83	26'x21'	\$18,471	95%	\$920	0%	100%	1.000	0.9600