

45-08-16-228-031.000-004

Elston, Christopher L

2146 ADAMS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-16-228-031.000-004
Local Parcel Number 001-25-42-0133-0012

Tax ID:

Routing Number J42-133 081

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 2539-004 Neighborhood- 2539

Section/Plat

Location Address (1) 2146 ADAMS ST GARY, IN 46407

Zoning

Subdivision

Lot

Market Model 2539-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Elston, Christopher L 69 S Old Hickory LN Valparaiso, IN 46385

Legal

C. T. L. & I. CO'S. 6TH ADD. ALL L.12 BL.21

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/30/2017 to 01/01/1900.

Notes

10/26/2018 RYR1-19: Correct assessment Folder 2539 162
9/1/2017 SINP: DATED ENTERED SALES DISC. SALE DATE 6/30/2017. SALE PRICE \$3500.00 INVALID SALE. CORRECTED GRADE FROM C-1 TO D+2. C.RATTLER, 09/01/2017.
8/11/2015 15CE: 2015 Cyclical Entered 2539-3 1/2/2015 CSWEEZER



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2022 and previous years.

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, 25, 25x121, 0.96, \$74, \$71, \$1,775, 0%, 100%, 0.8300, \$1,470.

Land Computations

Table with columns: Computation Name, Value. Rows include 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 (\$1,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,500).

Data Source N/A

Collector 08/14/2018

KENYA STINES

Appraiser 10/26/2018

DANNY CRUZ

45-08-16-228-031.000-004

Elston, Christopher L

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 640 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	64	\$500

Plumbing

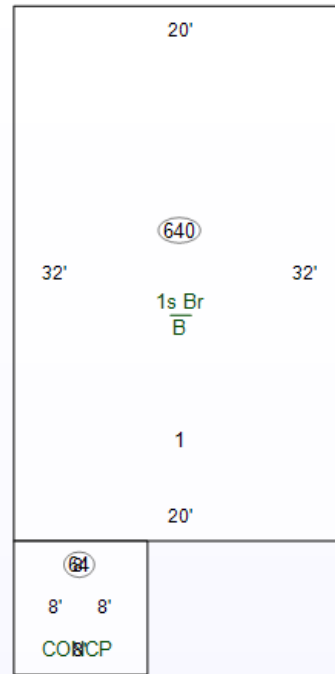
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	640	640	\$66,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	640	0	\$21,300	
Crawl				
Slab				

Total Base \$87,300

Adjustments 1 Row Type Adj. x 1.00 \$87,300

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 \$87,300

Sub-Total, 1 Units

Exterior Features (+) \$500 \$87,800
 Garages (+) 0 sqft \$0 \$87,800
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 1.04
Replacement Cost \$82,181

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	1948	1948	74 P		1.04		1,280 sqft	\$82,181	75%	\$20,550	40%	100%	1.000	0.6300	\$7,800

Total all pages

\$7,800

Total this page

\$7,800