

45-08-16-454-007.000-004

Dominguez, Armando

2741 JACKSON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-16-454-007.000-004
Local Parcel Number 001-25-46-0222-0038

Tax ID:

Routing Number J46-222 371

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)
2741 JACKSON ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Dominguez, Armando
2741 Jackson ST
Gary, IN 46407

Legal

2ND OAK PARK ADD. N.5' L.37 B.67 ALL L.38 B.67
S. 10 FT. OF L.39 B.67



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 (AA), As Of Date (05/09/2022, 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 (\$2,400), Land Res (1) (\$2,400), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$35,700), Imp Res (1) (\$35,700), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$38,100), Total Res (1) (\$38,100), 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. (40), Size (40x121), Factor (0.96), Rate (\$74), Adj. Rate (\$71), Ext. Value (\$2,840), Infl. % (0%), Res Elig % (100%), Market Factor (0.8300), Value (\$2,360)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/28/2021 to 01/01/1900.

Res

Notes

12/15/2021 SIN: SALE DATE: 4/28/2021 SALE PRICE: \$12,000
INVALID SALE: NOT OPEN MARKET SALE
CORRECTIONS: CONDITION CORRECTED FROM POOR TO FAIR AND REMOVED 10% OBSOLESCENCE.
11/6/2018 RYR1-19: Dwelling condition corrected from fair to p and removed detgar. S. Ford (2539-179)

5/10/2016 FDRV: Corrected dwelling grade to D+2 and applied 10% OBS for windows and roof damages per field inspect. TCurbelo

1/22/2015 15CE: 2015 Cyclical Entered PFRIZZELLE 01/02/2015 (2539-17)

1/22/2015 FDAT: QS 1012 FLDR# 494 8-28-95 I MATTHEWS

Land Computations

Table with columns: Land Computations, 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 (\$2,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,400)

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	112 - Conventional
Finished Area	2030 sqft
Make	

Floor Finish

<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	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	28	\$1,500
Canopy, Roof Extension	28	\$600

Plumbing

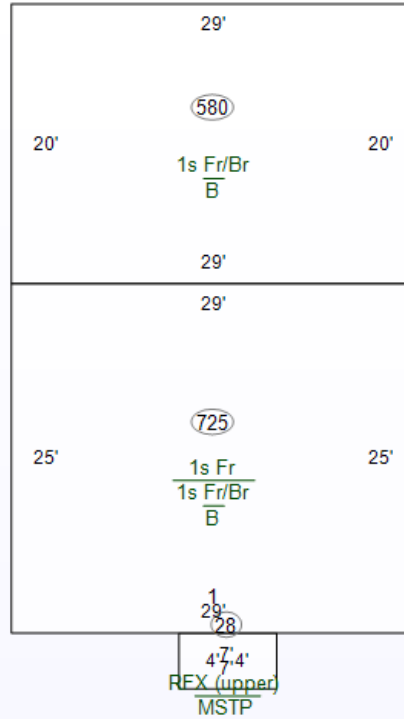
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1305	1305	\$99,300	
2	1Fr	725	725	\$33,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1305	0	\$31,500	
Crawl					
Slab					

	Total Base	Value
Adjustments	1 Row Type Adj. x 1.00	\$164,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$171,000
Sub-Total, 1 Units		\$171,000
Exterior Features (+)	\$2,100	\$173,100
Garages (+) 0 sqft	\$0	\$173,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
Replacement Cost		\$162,022

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%	2	2/6 Masonry	D+2	1947	1947	75 F		1.04		3,335 sqft	\$162,022	65%	\$56,710	0%	100%	1.000 0.6300	\$35,700