

45-08-17-101-003.000-004

Helping Hands Homes LLC

3025 W 21ST AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2540

1/2

General Information

Parcel Number 45-08-17-101-003.000-004
Local Parcel Number 001-25-47-0319-0003

Tax ID:

Routing Number J47-319

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 2540-004
Neighborhood- 2540

Section/Plat

Location Address (1)
3025 W 21ST AVE
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2540-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Helping Hands Homes LLC
273 E 68th AVE
Merrillville, IN 46410

Legal

WOODED HIGHLANDS ADD. L.3 BL.4

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/07/2021 to 01/01/1900.

Notes

7/21/2021 SINP: Sold at tax sale on 2/5/2021 for \$4,743.62. No characteristic changes made. TJohnson
9/23/2019 RYR2-20: No characteristic changes as of this date. 2540-3



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 data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 150', CI 150' 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, 38, 38x125, 0.92, \$212, \$195, \$7,410, 0%, 100%, 0.8500, \$6,300.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.11), Actual Frontage (38), 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 (\$6,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,300).

Data Source N/A

Collector 05/28/2019 Lisa Ford

Appraiser 08/23/2019 Darrick Washington

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Helping Hands Homes LLC

3025 W 21ST AVE

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2/2

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	48	\$300
Canopy, Roof Extension	48	\$800

Plumbing

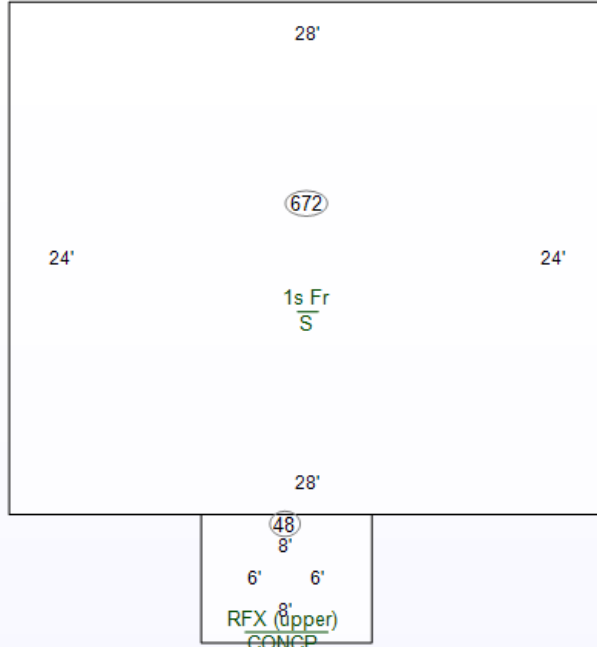
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	672	672	\$60,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	672	0	\$0	
Total Base			\$60,700	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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

Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit \$60,700

Sub-Total, 1 Units

Exterior Features (+)	\$1,100	\$61,800
Garages (+) 0 sqft	\$0	\$61,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$54,631

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	Wood Frame	D+1	1954	1954	68 F		1.04		672 sqft	\$54,631	60%	\$21,850	0%	100%	1.000 0.8800	\$19,200