

45-08-22-306-022.000-004

Hollingsworth, Lanee

3404 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-306-022.000-004
Local Parcel Number 001-25-46-0466-0002

Tax ID:

Routing Number J46-466

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 2558-004
Neighborhood- 2558

Section/Plat

Location Address (1)
3404 CONNECTICUT ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Declining

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Hollingsworth, Lanee
370 B Shrine Court
Valparaiso, IN 46385

Legal

RIVERVIEW LAND & INV. CO'S 1ST.AD ALL L.2
BL.6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/11/2022 to 01/01/1900.

Res

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

Table with columns: Assessment Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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, 25x122, 0.97, \$77, \$75, \$1,875, 0%, 100%, 0.9500, \$1,780.

Notes

4/7/2022 SINIF: SALE DISCLOSURE DATA ENTERED 3/11/2022
\$500.00
SALE IS INVALID
NO CHARACTERISTIC CHANGES,
12/5/2019 RYR2-20: Corrected condition of dwelling from fair to VP. Garage from fair to poor. Folder #2558-183.
1/22/2018 SINIF: DATA ENTERED SALES DISC. TAX SALE. INVALID SALE. C.RATTLER, 1/20/18

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 (\$1,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,800).

Data Source External Only

Collector 08/22/2018 Dion Courtney

Appraiser 11/26/2019

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	574 sqft
<b>Make</b>	

**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
Porch, Enclosed Frame	50	\$4,900
Porch, Enclosed Frame	180	\$9,700

**Plumbing**

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

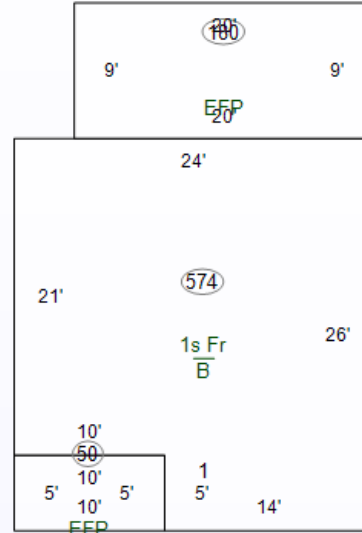
**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air

●  
2



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	574	574	\$54,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	574	0	\$20,100	
Crawl				
Slab				

<b>Total Base</b>			\$74,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$74,700	
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	

<b>Sub-Total, One Unit</b>			\$74,700
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$14,600	\$89,300	
Garages (+) 0 sqft	\$0	\$89,300	
Quality and Design Factor (Grade)		0.90	
Location Multiplier		1.04	
<b>Replacement Cost</b>		<b>\$83,585</b>	

**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+2	1916	1916	106 VP		1.04		1,148 sqft	\$83,585	95%	\$4,180	0%	100%	1.000	0.9600	\$4,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1967	1967	55 P	\$39.23	1.04	\$32.64	20'x18'	\$11,750	65%	\$4,110	0%	100%	1.000	0.9600	\$3,900