

45-08-22-357-016.000-004

General Information

Parcel Number
45-08-22-357-016.000-004

Local Parcel Number
001-25-47-0070-0029

Tax ID:

Routing Number
J47-070

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)
3693 CONNECTICUT ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography
Level

Flood Hazard
ERA

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed
Saturday, January 7, 2023

Review Group
2020

Skinner's Concept

Ownership
Skinner's Concept
9457 S University #110
Littleton, CO 80126

Legal
SOUTH BROADWAY ADD. ALL L.26 BL.6

3693 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/16/2021	Skinner's Concept		Qu	2021/060211	\$0	I
02/24/2021	Weathers, Nichelle		Ta	2021/	\$1,900	I
01/16/2018	Blackhall Partners XII	254	Ta	/	\$0	I
09/15/2014	Newson, William C	4213	QC	/	\$0	I
07/07/2005	Newson, Narkeatar T		WD	/	\$0	I
01/01/1900	NEWSON, WILLIAM C		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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$1,800	Land	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
\$1,800	Land Res (1)	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$6,500	Improvement	\$6,500	\$41,800	\$41,400	\$41,400	\$41,400
\$6,500	Imp Res (1)	\$6,500	\$41,800	\$41,400	\$41,400	\$41,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$8,300	Total	\$8,300	\$43,600	\$43,200	\$43,200	\$43,200
\$8,300	Total Res (1)	\$8,300	\$43,600	\$43,200	\$43,200	\$43,200
\$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	25x125	0.98	\$77	\$75	\$1,875	0%	100%	0.9500	\$1,780

Notes

10/29/2021 MIS1: Defect - Form 138. Received Form 130 on 10-18-21. Assessment year under appeal was not completed by Petitioner. Appeals must be filed after Tax bill mailings, and prior to June 15th, for any year appealed.

8/4/2021 SINP: Correct dwelling and garages from fair to very poor Invalid sale Sold on tax sale 2/24/2021

12/5/2019 RYR2-20: No physical charateristic changes made as of 12/05/2019 FLD 2558-186

9/1/2015 15CE: 2015 Cyclical Entered (2558-12) DATA ENTERED. REMOVE RFX. C.RATTLER, 09/01/2015.

Land Computations

Calculated Acreage
Actual Frontage
Developer Discount
Parcel Acreage
81 Legal Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite
91/92 Acres
Total Acres Farmland
Farmland Value
Measured Acreage
Avg Farmland Value/Acre
Value of Farmland
Classified Total
Farm / Classified Value
Homesite(s) Value
91/92 Value
Supp. Page Land Value
CAP 1 Value
CAP 2 Value
CAP 3 Value
Total Value

0.07
25
☐
0.07
0.00
0.00
0.00
0.00
0.00
0.07
\$0
0.00
0.0
\$0
\$0
\$0
\$0
\$0
\$1,800
\$0
\$0
\$0
\$1,800

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1010 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
Stoop, Masonry	32	\$1,500
Porch, Enclosed Frame	280	\$12,800
Porch, Enclosed Frame	32	\$3,800

Plumbing

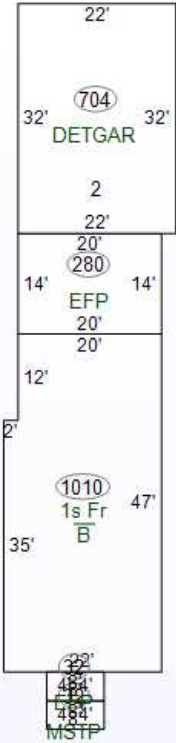
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1010	1010	\$80,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1010	0	\$26,500	
Crawl					
Slab					

Total Base \$107,000

Adjustments 1 Row Type Adj. x 1.00 \$107,000

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 \$107,000

Sub-Total, 1 Units

Exterior Features (+)	\$18,100	\$125,100
Garages (+) 0 sqft	\$0	\$125,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$117,094

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	1925	1925	97 VP		1.04		2,020 sqft	\$117,094	95%	\$5,850	0%	100%	1.000 0.9600	\$5,600
2: Detached Garage R 01	100%	1	Wood Frame	D+2	1925	1925	97 VP	\$29.88	1.04	\$27.97	22'x32'	\$19,689	95%	\$980	0%	100%	1.000 0.9600	\$900