

45-08-22-383-022.000-004

Ses Skyline Properties

3654 GEORGIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-383-022.000-004
Local Parcel Number 001-25-47-0024-0014

Tax ID:

Routing Number J47-024

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)
3654 GEORGIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Ses Skyline Properties
2525 W 47th AVE
Gary, IN 46408

Legal

SCHUG PARK SO. BROADWAY ADD. ALL L.14
BL.5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/28/2021 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, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022, 2021, 2020, 2019, 2018.

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, \$77, \$74, \$1,850, 0%, 100%, 0.9500, \$1,760.

Notes

12/8/2021 SINP: Sale disclosure data entered 01/28/2021 \$500.00. It is a invalid sale, No characteristic changes made at this time.
12/6/2019 RYR2-20: No physical characteristic changes made as of 12-06-19. Folder #2558-188.
11/17/2015 F113: Form 113 3/25/09 ADDITIONAL 25% ECONOMIC OBSO FOR RENTAL PROPERTY AG
11/17/2015 F115: Form 115 3/25/09 ADDITIONAL 25% ECONOMIC OBSO FOR RENTAL PROPERTY AG
11/17/2015 F134: Form 134 2012 Correct dwelling cond from AV to PR; mold and holes in walls. 10/06/2015 TCurbelo
11/17/2015 MIS1: Miscellaneous 1 REMOVE OBSO 4/5/2012 /RG
11/17/2015 MISC: BUSY ROAD

Land Computations

Table with columns: Description, 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).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1680 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	36	\$1,500
Canopy, Roof Extension	36	\$600
Stoop, Masonry	25	\$1,500

Plumbing

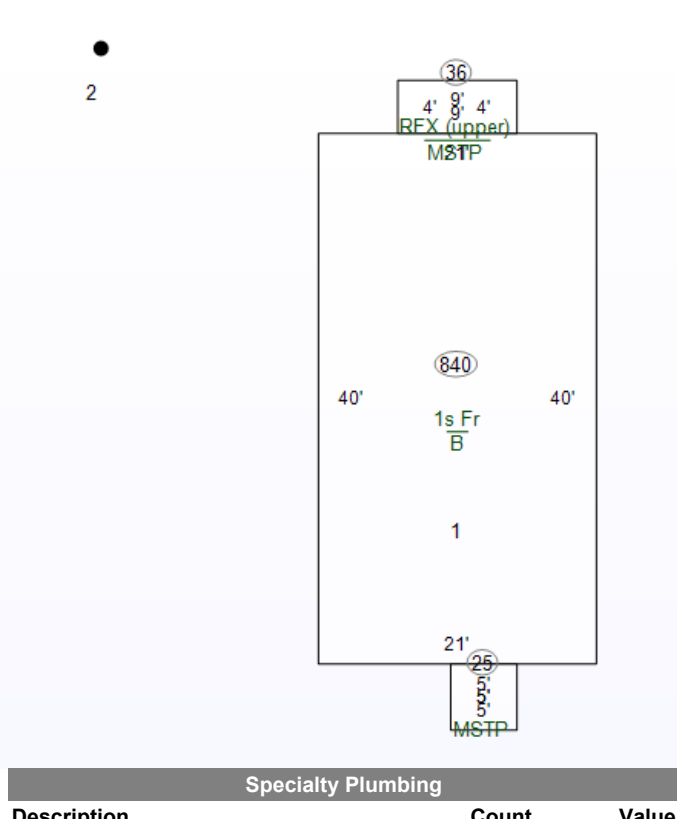
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	7	12

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$71,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	840	840	\$50,400	
Crawl				
Slab				

Total Base \$121,600

Adjustments 1 Row Type Adj. x 1.00 \$121,600

Unfin Int (-)	\$0
Ex Liv Units (+)	C:1 \$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	12 - 10 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$132,000

Sub-Total, 1 Units

Exterior Features (+)	\$3,600	\$135,600
Garages (+) 0 sqft	\$0	\$135,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$126,922

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	1939	1940	82 F		1.04		1,680 sqft	\$126,922	65%	\$44,420	0%	100%	1.000	0.9600	\$42,600
2: Detached Garage R 01	100%	1	Wood Frame	D	1939	1939	83 F	\$42.59	1.04	\$35.43	15'x21'	\$11,162	65%	\$3,910	0%	100%	1.000	0.9600	\$3,800