

45-08-22-406-015.000-004

Sanders, Kenneth II

3466 KENTUCKY ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

**General Information**

**Parcel Number**  
45-08-22-406-015.000-004

**Local Parcel Number**  
001-25-43-0211-0012

**Tax ID:**

**Routing Number**  
J43-211 10

**Ownership**

Sanders, Kenneth II  
4830 Kentucky ST  
Gary, IN 46409

**Legal**

GARY LAWN ADD. N. 50 FT. OF S. 80 FT. L.4 BL.7

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/28/2022	Sanders, Kenneth II		Qu	2022/024498	\$0	I
06/09/2021	Davis, Laronda E		Ta	2021/	\$500	I
10/11/2017	Zhang, Li	28380	Qu	/	\$0	I
10/04/2013	TLR IN LLC	26617	QC	/	\$0	I
04/29/2009	NTA Property Manage		WD	/	\$0	I
03/23/2009	BARNES, E.J. & MAR		WD	/	\$5,000	I

**Notes**

6/19/2020 RYR2-20: CHANGE REVIEW CODE TO RYR2-20

11/27/2017 18CE: FLD #2558-1 DATA ENTERED. CORRECTED DWELLING COND FROM FAIR TO POOR AND S/V DETGAR AT \$3000. C.RATTLER, 11/27/2017.

4/27/2011 ENTR: Reassess Viewed & Entered DWELLING CONDITION CHANGED FROM AVERAGE TO FAIR PER FIELD INSPECTION 4/27/11 PSHILL

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

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)**  
3466 KENTUCKY ST  
GARY, IN 46409

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
01/09/2022	<b>As Of Date</b>	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>\$3,600</b>	<b>Land</b>	<b>\$3,600</b>	<b>\$3,600</b>	<b>\$3,600</b>	<b>\$3,600</b>	<b>\$3,600</b>
\$3,600	Land Res (1)	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$29,200</b>	<b>Improvement</b>	<b>\$29,200</b>	<b>\$27,000</b>	<b>\$26,700</b>	<b>\$26,700</b>	<b>\$26,700</b>
\$29,200	Imp Res (1)	\$29,200	\$27,000	\$26,700	\$26,700	\$26,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$32,800</b>	<b>Total</b>	<b>\$32,800</b>	<b>\$30,600</b>	<b>\$30,300</b>	<b>\$30,300</b>	<b>\$30,300</b>
\$32,800	Total Res (1)	\$32,800	\$30,600	\$30,300	\$30,300	\$30,300
\$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		50	50x126	0.98	\$77	\$75	\$3,750	0%	100%	0.9500	\$3,560

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

Data Source N/A

Collector

Appraiser

**Land Computations**

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$3,600</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	135 - Ranch
<b>Finished Area</b>	1368 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Stoop, Masonry	30	\$1,500

**Plumbing**

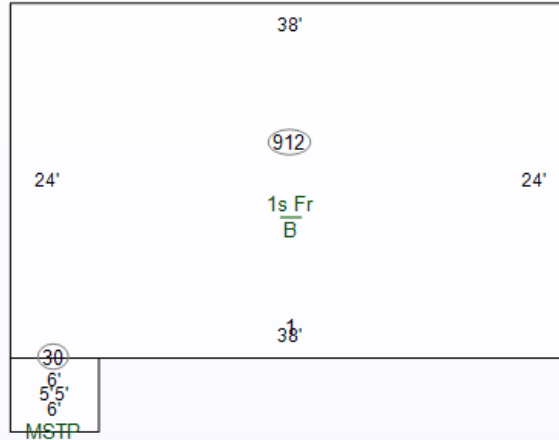
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	912	912	\$74,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	912	456	\$40,900	
Crawl				
Slab				

**Total Base** \$115,200

**Adjustments 1 Row Type Adj. x 1.00** \$115,200

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$115,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,500	\$116,700
Garages (+) 0 sqft	\$0	\$116,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$109,231</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	1912	1912	110 P		1.04		1,824 sqft	\$109,231	75%	\$27,310	0%	100%	1.000	0.9600	\$26,200
2: Detached Garage R 01	100%	1	SV	D	1973	1973	49 F		1.04		23'x24'		50%		0%	100%	1.000	0.9600	\$3,000