

45-08-22-407-021.000-004

McGee, Fredrick Sr

3461 KENTUCKY ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number
45-08-22-407-021.000-004

Local Parcel Number
001-25-43-0212-0007

Tax ID:

Routing Number
J43-212 9

Ownership

McGee, Fredrick Sr
1134 Virginia ST
Gary, IN 46407

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/30/2015	McGee, Fredrick Sr	22176	SW	/	\$0	I
07/11/2014	Firstmerit Bank NA	25040	Sh	/	\$0	I
11/04/2005	Johnson, Samuel		NA	/	\$65,000	I
08/22/2005	JULKES, JEFFERY JR		NA	/	\$24,900	I
02/14/2000	WHEELER, RUTH L.		WD	/	\$0	I
01/01/1900	WHEELER ALFRED P.		WD	/	\$0	I

Notes

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

11/22/2017 18CE: FLD #2558-1 DATA ENTERED. CORRECTED SKETCH TO PUT MSTP IN CORRECT PLACE. C.RATTLER, 11/22/2017.

1/12/2012 ENTR: Reassess Viewed & Entered 1/12/2012 dwelling cond av corrected to fair, also added msty 4x6

7/21/2008 ME15: H/S

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County
Lake

Township
CALUMET TOWNSHIP

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 type="checkbox"/>
\$3,600	Land	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
\$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
\$36,800	Improvement	\$36,800	\$38,000	\$37,600	\$37,600	\$37,600
\$36,800	Imp Res (1)	\$36,800	\$38,000	\$37,600	\$37,600	\$37,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$40,400	Total	\$40,400	\$41,600	\$41,200	\$41,200	\$41,200
\$40,400	Total Res (1)	\$40,400	\$41,600	\$41,200	\$41,200	\$41,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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)
3461 KENTUCKY 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

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.15
Actual Frontage	51
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
Total Value	\$3,600

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 912 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	24	\$1,500

Plumbing

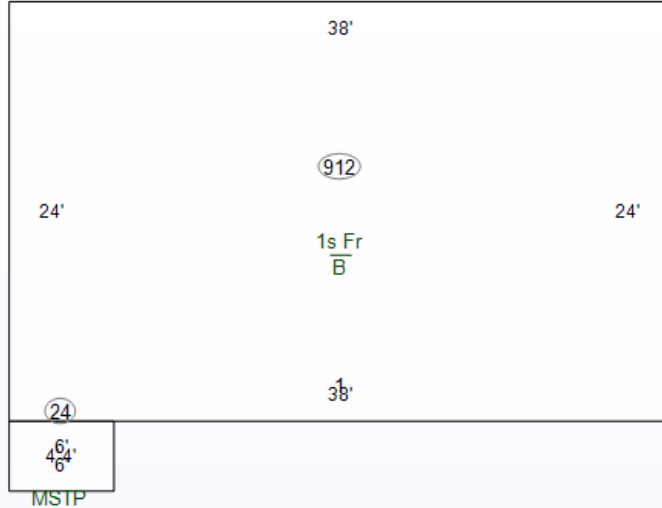
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	912	912	\$74,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		912	0	\$25,000	
Crawl					
Slab					

Total Base \$99,300
Adjustments 1 Row Type Adj. x 1.00 \$99,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$100,900

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$102,400
Garages (+) 0 sqft	\$0	\$102,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$95,846

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	1960	1961	61 F		1.04		1,824 sqft	\$95,846	60%	\$38,340	0%	100%	1.000	0.9600	\$36,800