

45-08-22-457-008.000-004

Walker, Kevin

1039 E 35TH CT

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-457-008.000-004
Local Parcel Number 001-25-47-0095-0014

Tax ID:

Routing Number J47-095

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)
1039 E 35TH CT
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

Walker, Kevin
7121 Grand AVE
Hammond, IN 46323

Legal

SOUTH GARY SUB. W. 18.75 FT. L.14 BL.6 E.
18.75 FT. L.15 BL.6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/08/2021 to 01/01/1900.

Notes

6/25/2021 SINP: DATA ENTERED: SALE PRICE: \$1,300 SALE DATE: 1.28.2021
INVALID SALE: TAX SALE
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 VERY POOR AND CORRECTED LABEL FROM 1/2 TO 3/4. C.RATTLER, 11/27/2017.
12/30/2014 HRFR: QS 1214 FLDR# 428 9-7-95 I MATTHEWS IBTR FINAL DETERMINATION DENIED 10/13/05 DR 10/18/05

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show 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, 37, 37x115, 0.95, \$77, \$73, \$2,701, 0%, 100%, 0.9500, \$2,570.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.10), Actual Frontage (37), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$2,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,600).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 3/4
Style 109 - Cape cod
Finished Area 1554 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
Patio, Concrete	28	\$200

Plumbing

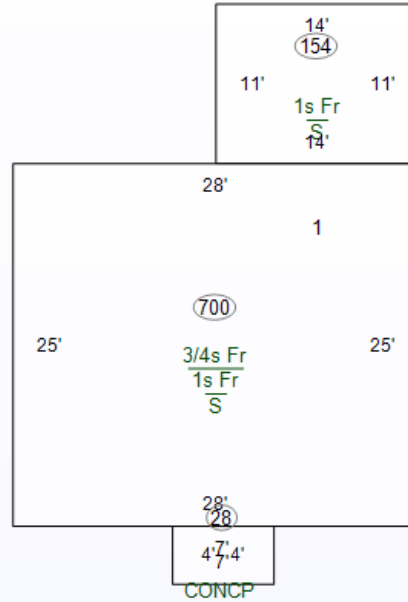
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	854	854	\$71,200	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	700	700	\$29,100	
Attic					
Bsmt					
Crawl					
Slab		854	0	\$0	
				Total Base	\$100,300

Adjustments

1 Row Type Adj. x 1.00	\$100,300
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$100,300
Sub-Total, 1 Units	
Exterior Features (+)	\$200
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	1.04
Replacement Cost	\$88,842

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 3/4	Wood Frame	D+1	1951	1951	71 P		1.04		1,554 sqft	\$88,842	75%	\$22,210	25%	100%	1.000	0.9600	\$16,000
2: CONCP R	0%	1	SV	D	1957	1957	65 P		1.04		190 sqft		80%		0%	100%	1.000	0.9600	\$300
3: CONCP R	0%	1	SV	D	1957	1957	65 F		1.04		440 sqft		70%		0%	100%	1.000	0.9600	\$600