

45-08-27-105-014.000-004

Administrator Of Veterans Affairs

325 E RIDGE RD

510, 1 Family Dwell - Platted Lot

Neighborhood- 2561

1/2

General Information

Parcel Number 45-08-27-105-014.000-004
Local Parcel Number 001-25-47-0082-0021

Tax ID:

Routing Number J47-082 321

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 2561-004
Neighborhood- 2561

Section/Plat

Location Address (1)
325 E RIDGE RD
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2561-004 - Residential

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Other

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Administrator Of Veterans Affairs
WASHINGTON
Washington, DC 20420

Legal

RESUB. B.1-3-4-5 6TH. SOUTH BROADWAY ADD.
EX. E. 29.4 FT. L.2 BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 07/27/1977 and 01/01/1900.

Notes

7/17/2020 RYR3-21: No physical characteristic changes made as of 07/14/2020 FLD #161
10/11/2017 18CE: FOLDER 2561 - CHANGE DETACHED GARAGE CONDITION FROM FAIR TO POOR. E HARRIS 10-11-2017
7/18/2011 ENTR: Reassess Viewed & Entered ADDED A 5/5MSTP.7/18/2011 T.BROWN

Res

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes values for Land, Improvement, and Total.

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, 31, 31x160, 1.08, \$123, \$133, \$4,123, 0%, 100%, 0.9300, \$3,830.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (31), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$3,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,800).

Data Source N/A

Collector 07/17/2020 Dion Courtney

Appraiser 07/17/2020 MARY SHAW

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 808 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	25	\$1,500

Plumbing

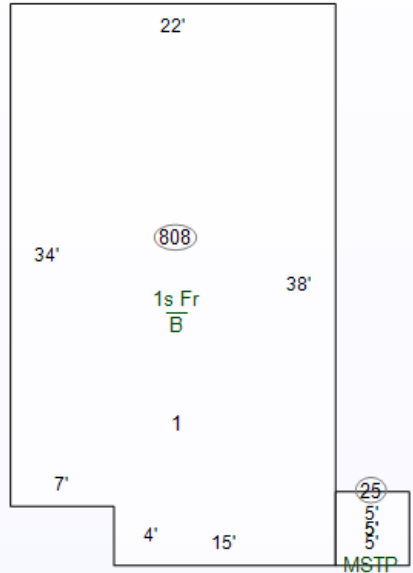
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	808	808	\$68,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		808	0	\$23,500	
Crawl					
Slab					

Total Base \$91,600

Adjustments 1 Row Type Adj. x 1.00 \$91,600

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 \$91,600

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$93,100
Garages (+) 0 sqft	\$0	\$93,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$87,142

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	1956	1956	66 F		1.04		1,616 sqft	\$87,142	60%	\$34,860	0%	100%	1.000	0.9300	\$32,400
2: Detached Garage R 01	100%	1	Wood Frame	D	1959	1959	63 P	\$33.35	1.04	\$27.75	24'x20'	\$13,319	70%	\$4,000	0%	100%	1.000	0.9300	\$3,700