

45-08-27-131-009.000-004

Indiana Land Trust #120427

3795 VIRGINIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2559

1/2

General Information

Parcel Number 45-08-27-131-009.000-004
Local Parcel Number 001-25-45-0044-0020

Tax ID:

Routing Number J45-044 49

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 2559-004
Neighborhood- 2559

Section/Plat

Location Address (1)
3795 VIRGINIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2559-004 - 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 2021

Ownership

Indiana Land Trust #120427
PO Box 2712
Portage, IN 46368

Legal

2ND HIGHLAND PARK ADD. ALL L.20 & L.21 BL.7

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/13/2018 to 01/01/1900.

Notes

8/19/2020 RYR3-21: #FLDR 2559-2 DATA ENTERED REMOVED DET GAR 8/17/2020
2/1/2018 SINP: DATA ENTERED C.WALKER 2-1-18 INVALID SALE
10/24/2017 18CE: Folder 2559-1. Data entered 18CE. Corrected condition of dwelling from fair to poor. M. Ingram. 10-24-17



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, 50, 50x125, 0.98, \$199, \$195, \$9,750, 0%, 100%, 0.8900, \$8,680.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$8,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,700).

Data Source External Only

Collector 08/17/2020

Dion Courtney

Appraiser 08/19/2020

MARY SHAW

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	109 - Cape cod
Finished Area	2028 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input checked="" 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

Description	Area	Value
Stoop, Masonry	30	\$1,500
Canopy, Roof Extension	30	\$600
Porch, Open Masonry	54	\$3,700

Plumbing

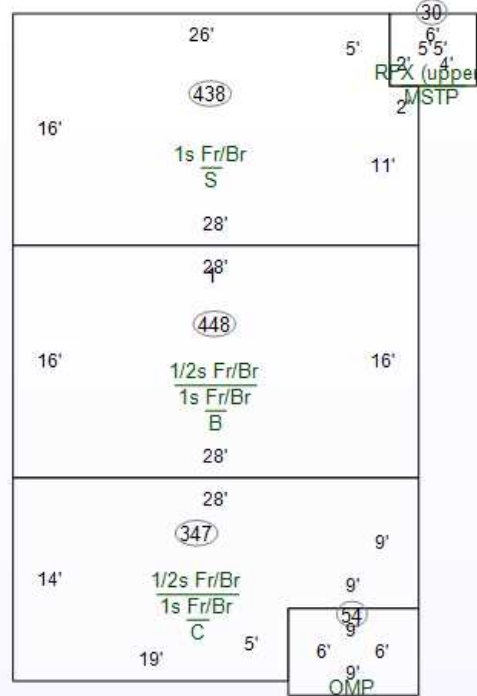
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1233	1233	\$98,400	
2				
3				
4				
1/4				
1/2 92	795	795	\$28,100	
3/4				
Attic				
Bsmt	448	0	\$17,800	
Crawl	347	0	\$3,800	
Slab	438	0	\$0	
Total Base			\$148,100	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
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		\$154,200
Sub-Total, 1 Units		
Exterior Features (+)	\$5,800	\$160,000
Garages (+) 0 sqft	\$0	\$160,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	1.04	
Replacement Cost		\$158,080

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 1/2	4/6 Masonry	C-1	1927	1929	93 P		1.04		2,476 sqft	\$158,080	65%	\$55,330	0%	100%	1.000 0.8700	\$48,100