

45-08-27-158-003.000-004

Equity Trust Company FBO IRA

4013 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2559

1/2

General Information

Parcel Number 45-08-27-158-003.000-004
Local Parcel Number 001-25-42-0248-0005
Tax ID:

Routing Number J42-248 46

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004 )
School Corp 4690
Neighborhood 2559-004
Section/Plat
Location Address (1)
4013 CONNECTICUT ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2559-004 - Residential

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Declining

Printed Saturday, January 7, 2023
Review Group 2021

Ownership

Equity Trust Company FBO IRA #2002
4013 Connecticut ST
Gary, IN 46409

Legal

EARLES 3RD GLEN PARK ADD. ALL L.4 BL.22 L.5 BL.22



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 04/11/2019 to 01/30/2014.

Notes

8/28/2020 RYR3-21: 2559-10 NO PHYSICAL CHARACTERISTIC CHANGES MADE TO THIS PARCEL.
11/9/2016 17CE: Calumet Township Assessor Recommendation: Corrected dwelling grade from D to D+2, Removed CNPY, corrected MSTp from 6 x 10 to 4 x 4 and SV Shed from 1200 to 400 TCurbelo 2559-6

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 N/A Collector 08/19/2020 Dion Courtney Appraiser 08/21/2020 MARY SHAW

**General Information**

|                      |                    |
|----------------------|--------------------|
| <b>Occupancy</b>     | Single-Family      |
| <b>Description</b>   | Single-Family R 01 |
| <b>Story Height</b>  | 1                  |
| <b>Style</b>         | 112 - Conventional |
| <b>Finished Area</b> | 858 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**

| Description           | Area | Value   |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 72   | \$6,100 |
| Stoop, Masonry        | 16   | \$1,500 |

**Plumbing**

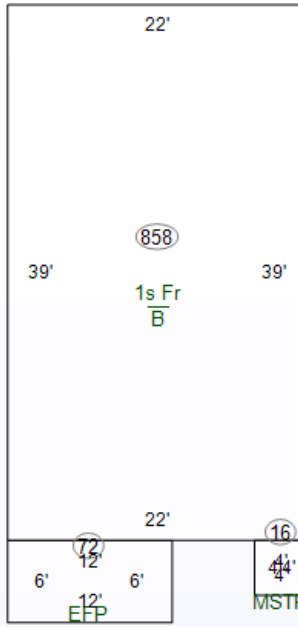
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 2 |
| <b>Living Rooms</b> | 0 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 2 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value    | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr        | 858  | 858    | \$71,200 |        |
| 2            |      |        |          |        |
| 3            |      |        |          |        |
| 4            |      |        |          |        |
| 1/4          |      |        |          |        |
| 1/2          |      |        |          |        |
| 3/4          |      |        |          |        |
| Attic        |      |        |          |        |
| Bsmt         | 858  | 0      | \$24,300 |        |
| Crawl        |      |        |          |        |
| Slab         |      |        |          |        |

**Total Base** \$95,500

**Adjustments** 1 Row Type Adj. x 1.00 \$95,500

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

**Sub-Total, One Unit** \$95,500

**Sub-Total, 1 Units**

|                                   |         |                 |
|-----------------------------------|---------|-----------------|
| Exterior Features (+)             | \$7,600 | \$103,100       |
| Garages (+) 0 sqft                | \$0     | \$103,100       |
| Quality and Design Factor (Grade) | 0.90    |                 |
| Location Multiplier               | 1.04    |                 |
| <b>Replacement Cost</b>           |         | <b>\$96,502</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   | 1925       | 1925     | 97 F          |           | 1.04 |          | 1,716 sqft | \$96,502 | 65%      | \$33,780      | 0%      | 100% | 1.000 | 0.8700 | \$29,400     |
| 2: Detached Garage R 01 | 100%        | 1            | Wood Frame   | D     | 1953       | 1953     | 69 F          | \$35.01   | 1.04 | \$29.13  | 20'x22'    | \$12,816 | 60%      | \$5,130       | 0%      | 100% | 1.000 | 0.8700 | \$4,500      |
| 3: Utility Shed R 01    | 0%          | 1            |              | D     | 1993       | 1993     | 29 F          | \$20.44   | 1.04 | \$17.01  | 12'x16'    | \$3,265  | 65%      | \$1,140       | 0%      | 100% | 1.000 | 0.8700 | \$1,000      |