

45-08-27-158-004.000-004

PGA Pro Investments LLC

4025 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2559

1/2

General Information

Parcel Number 45-08-27-158-004.000-004
Local Parcel Number 001-25-42-0248-0008

Tax ID:

Routing Number J42-248 47

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)
4025 CONNECTICUT ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2559-004 - 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 2021

Ownership

PGA Pro Investments LLC
6051 Business Center Ct Suite 4-147
San Diego, CA 92154

Legal

EARLES 3RD GLEN PARK ADD. ALL LOTS 6,7 & 8
BL.22



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$11,700), Land Res (1) (\$11,700), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$21,300), Imp Res (1) (\$21,300), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$33,000), Total Res (1) (\$33,000), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (75), Size (75x125), Factor (0.98), Rate (\$199), Adj. Rate (\$195), Ext. Value (\$14,625), Infl. % (-10%), Res Elig % (100%), Market Factor (0.8900), Value (\$11,710)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/14/2021 to 11/02/2015.

Res

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$11,700), Land Res (1) (\$11,700), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$21,300), Imp Res (1) (\$21,300), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$33,000), Total Res (1) (\$33,000), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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Notes

7/15/2021 SINP: Data entered sale disclosure sale date 2/5/21 sale price \$600.00 sold on tax sale. TCaldwell 7/15/21
8/28/2020 RYR3-21: Removed CONCP. Data Entered 8/19/2020.Fldr# 2559-10
1/24/2020 SINP: Data entered sale disclosure not representative of nbhd. 1/24/2020 TCaldwell
11/9/2016 17CE: Calumet Township Assessor Recommendation: Corrected dwelling grade from D-1 to D+2 TCurbelo 2559-6
11/9/2011 MISC: 12/10/02 EST. DUE TO LOCKED FENCE.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.22), Actual Frontage (75), Developer Discount, Parcel Acreage (0.22), 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 (0.22), 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 (\$11,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,700)

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 492 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
Porch, Enclosed Frame	72	\$6,100

Plumbing

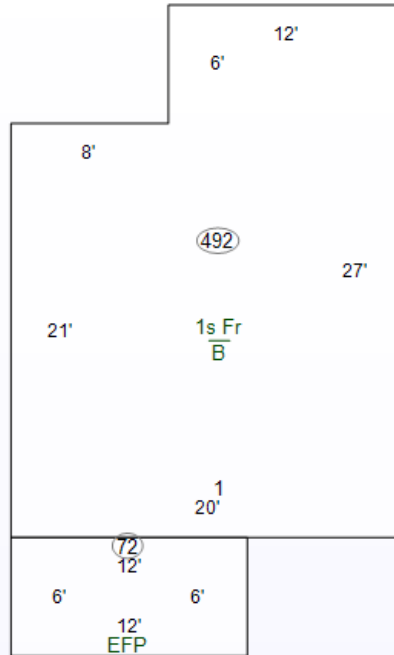
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	2

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	492	492	\$49,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		492	0	\$18,700	
Crawl					
Slab					

Total Base \$68,600

Adjustments 1 Row Type Adj. x 1.00 \$68,600

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 \$68,600

Sub-Total, 1 Units

Exterior Features (+)	\$6,100	\$74,700
Garages (+) 0 sqft	\$0	\$74,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$69,919

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	1927	1927	95 F		1.04		984 sqft	\$69,919	65%	\$24,470	0%	100%	1.000	0.8700	\$21,300