

45-08-27-177-010.000-004

5 Star Partners LLC

3979 DELAWARE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2559

General Information

Parcel Number 45-08-27-177-010.000-004
Local Parcel Number 001-25-43-0345-0022

Tax ID:

Routing Number J43-345 149

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)
3979 DELAWARE 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

5 Star Partners LLC
4607 Magoun AVE
East Chicago, IN 46312

Legal

GREAT GARY REALTY CO'S. 1ST ADD. ALL L.13
BL.1 N. 5 FT. L.14 BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/11/2020 to 10/26/2004.

Notes

8/24/2020 RYR3-21: 2559-5 Data Entered No Physical characteristic changes made. A. Boudreaux 08/24/2020
7/5/2017 SINP: DATA ENTERED SALES DISC. SALE DATE 1/20/17, SALE PRICE \$500. TAX SALE, INVALID SALE. CORRECTED COND FROM FAIR TO POOR
11/15/2016 17CE: Folder #2559-3. Changed grade from D-1 to D+2. M. Ingram. 11-15-16.

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

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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.09), Actual Frontage (30), Developer Discount, Parcel Acreage (0.09), 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 (0.09), 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 (\$5,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,200).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	630 sqft
Make	

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	84	\$6,100
Porch, Enclosed Frame	55	\$4,900

Plumbing

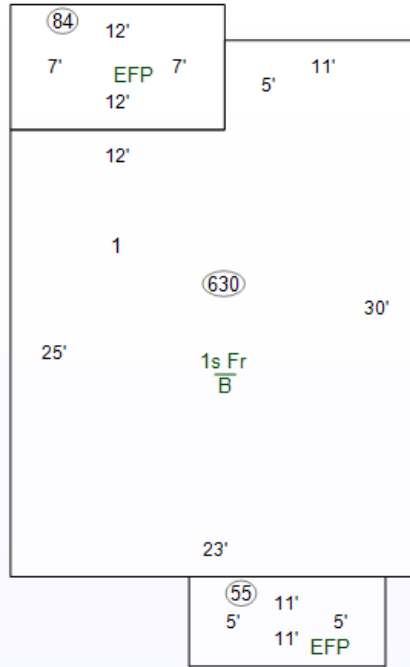
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	630	630	\$57,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	630	0	\$21,000	
Crawl				
Slab				

	Total Base	\$78,700
Adjustments	1 Row Type Adj. x 1.00	\$78,700
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	\$78,700
	Sub-Total, 1 Units	
Exterior Features (+)	\$11,000	\$89,700
Garages (+) 0 sqft	\$0	\$89,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
	Replacement Cost	\$83,959

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	1924	1924	98 P		1.04		1,260 sqft	\$83,959	75%	\$20,990	0%	100%	1.000	0.8700	\$18,300