

45-08-27-179-016.000-004

Synergetic Heroes LLC

3957 VIRGINIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2559

1/2

General Information

Parcel Number 45-08-27-179-016.000-004
Local Parcel Number 001-25-43-0347-0023

Tax ID:

Routing Number J43-347 206

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)
3957 VIRGINIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2559-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage Declining

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Synergetic Heroes LLC
345 Rutledge ST
Gary, IN 46404

Legal

GREAT GARY REALTY CO'S 1ST ADD. L. 19, BL. 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/16/2022 to 01/01/1900.



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 details 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, 25, 25x126, 0.98, \$199, \$195, \$4,875, 0%, 100%, 0.8900, \$4,340.

Notes

8/24/2020 RYR3-21: 2559-5 Data Entered Change dwelling grade from D to D+2 and condition from poor to very poor. A. Boudreaux 08/24/2020
11/3/2016 17CE: Assessed Correctly. FLDR 2559-4.
6/14/2011 FDAT: QS 1115 FLDR 375 10/14/95 J COLLINS

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$4,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,300).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** 109 - Cape cod  
**Finished Area** 1120 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	24	\$1,500
Canopy, Roof Extension	24	\$600

**Plumbing**

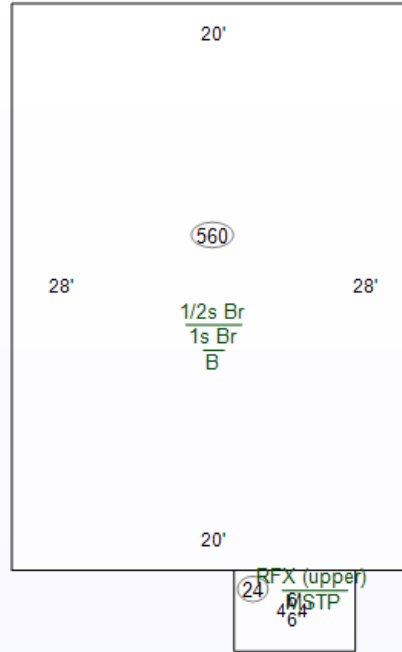
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	560	560	\$59,200	
2					
3					
4					
1/4					
1/2	7	560	560	\$21,900	
3/4					
Attic					
Bsmt		560	0	\$19,700	
Crawl					
Slab					

**Total Base** \$100,800

**Adjustments** 1 Row Type Adj. x 1.00 \$100,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:560 1/2:560 \$3,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$104,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,100	\$106,800
Garages (+) 0 sqft	\$0	\$106,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$99,965

**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	Brick	D+2	1928	1928	94 VP		1.04		1,680 sqft	\$99,965	95%	\$5,000	0%	100%	1.000	0.8700	\$4,400