

45-08-27-351-022.000-004

Nalls, John W Jr & Loubbertha Na

4346 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-27-351-022.000-004
Local Parcel Number 001-25-41-0169-0012

Tax ID:

Routing Number J41-169 130

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 12510-004
Neighborhood- 12510

Section/Plat

Location Address (1)
4346 MASSACHUSETTS ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - 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

Nalls, John W Jr & Loubbertha Nalls (H&
7150 State Place
Merrillville, IN 46410

Legal

BROADWAY HEIGHTS S. 14.50 FT. L.10 BL.2 ALL
L.11 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/09/2022 to 04/22/2016.

Res

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

Table with columns: 2022, 2021, 2020, 2019, 2018. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1-3) categories.

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 F, F, 40, 40x115, 0.95, \$131, \$124, \$4,960, 0%, 100%, 0.7500, \$3,720.

Notes

10/5/2022 SIN: Data entered sale disclosure sale date 8/9/22 sale price \$50,000.00 sale valid.
1/19/2021 SIN: DATA ENTERED: SALE DATE 12/21/2020 SALE PRICE: \$11,000
INVALID SALE; TAX SALE
8/4/2020 RYR3-21: No physical characteristic changes made as of July 16, 2020 Folder 12510-5
10/7/2016 17CE: (12510-1) DATA ENTERED. CORRECTED CORRECTED 1SBR TO BAY AND REMOVED CNPY. C.RATTLER, 10/07/2016

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$3,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,700).

Data Source N/A

Collector 07/28/2020 TomikaMobile

Appraiser 08/04/2020 MARY SHAW

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	1234 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
Stoop, Masonry	28	\$1,500
Porch, Enclosed Masonry	110	\$8,000
Bay	10	\$2,400

Plumbing

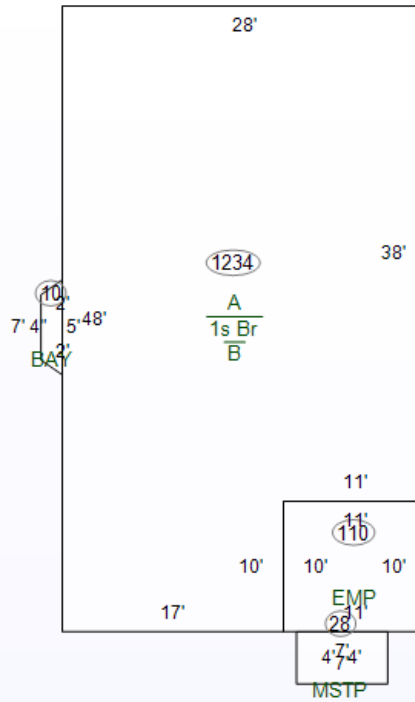
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	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	1234	1234	\$100,000
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1234	0		\$7,100
Bsmt	1234	0		\$30,300
Crawl				
Slab				

Total Base \$137,400

Adjustments 1 Row Type Adj. x 1.00 \$137,400

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 \$137,400

Sub-Total, 1 Units

Exterior Features (+)	\$11,900	\$149,300
Garages (+) 0 sqft	\$0	\$149,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$139,745

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	Brick	D+2	1941	1941	81 F		1.04		3,702 sqft	\$139,745	65%	\$48,910	0%	100%	1.000	0.7500	\$36,700
2: Detached Garage R 01	100%	1	Brick	D	1941	1941	81 F	\$42.37	1.04	\$35.25	25'x20'	\$17,626	65%	\$6,170	0%	100%	1.000	0.7500	\$4,600