

45-08-27-351-024.000-004

Gibson, Barbara Jean & Jermain

4360 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-27-351-024.000-004
Local Parcel Number 001-25-41-0169-0015

Tax ID:

Routing Number

J41-169 128

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) 4360 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

Gibson, Barbara Jean & Jermaine J / T 4360 Massachusetts ST Gary, IN 46409-2128

Legal

BROADWAY HEIGHTS ADD. L.14 BL.2 ALL L.15 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 01/25/1996 and 01/01/1900.

Notes

8/13/2020 RYR3-21: Correct dwelling condition from fair to very poor Folder 12510-5
10/6/2016 17CE: (12510-1) DATA ENTERED. REMOVED DETGAR. C.RATTLER, 10/06/2016

Res

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

Table with columns: 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. Row shows values for F, F, 50, 50x115, 0.95, \$131, \$124, \$6,200, 0%, 100%, 0.7500, \$4,650.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (50), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$4,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,700).

Data Source N/A

Collector 07/28/2020 TomikaMobile

Appraiser 08/13/2020 MARY SHAW

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 1116 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
Patio, Concrete	84	\$500

Plumbing

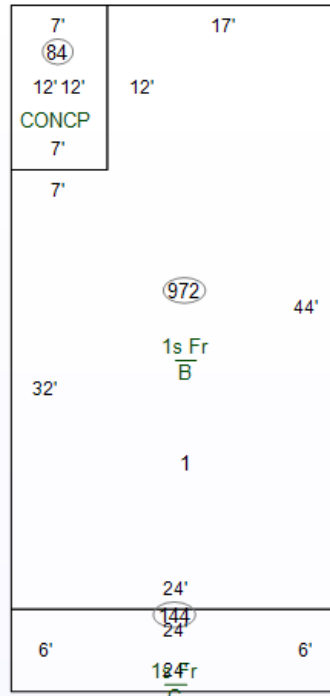
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1116	1116	\$86,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	972	0	\$26,100	
Crawl	144	0	\$2,800	
Slab				

Total Base \$115,200

Adjustments 1 Row Type Adj. x 1.00 \$115,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$116,800

Sub-Total, 1 Units

Exterior Features (+)	\$500	\$117,300
Garages (+) 0 sqft	\$0	\$117,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$109,793

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	1920	1921	101 VP		1.04		2,088 sqft	\$109,793	95%	\$5,490	0%	100%	1.000	0.7500	\$4,100