

45-08-27-377-002.000-004

Putnam, Leslie A

511 E 43RD AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-27-377-002.000-004
Local Parcel Number 001-25-41-0234-0002

Tax ID:

Routing Number J41-234 114

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) 511 E 43RD AVE GARY, IN 46409

Zoning

Subdivision

Lot

Market Model 12510-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Declining

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Putnam, Leslie A 2228 W 48th PL Gary, IN 46408

Legal

BUNGALOW HEIGHTS L.2 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2022 and 2021.

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, 50x125, 0.98, \$131, \$128, \$6,400, 0%, 100%, 0.7500, \$4,800.

Notes

1/15/2021 SINP: Data Entered Sales Disclosure Invalid, Tax Sale Sale date 12/21/2020 Sale Price \$7,400 No Physical characteristic changes made.

8/13/2020 RYR3-21: No physical characteristic changes made as of 7/28/2020

Folder - 12510-6

11/7/2016 17CE: Calumet Township Assessor Recommendation: Corrected DGar and ConcP cond from FR to PR TCurbelo 12510-18

4/20/2012 MEM1: QS 1116 WH

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$4,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,800).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1218 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 Masonry	208	\$11,400
Porch, Enclosed Frame	140	\$8,900

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

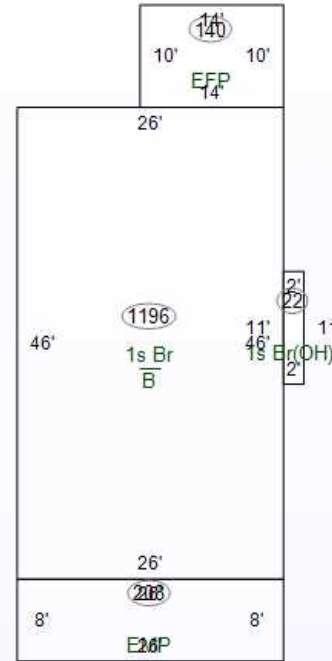
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

3 2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1218	1218	\$100,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1196	0	\$29,900	
Crawl				
Slab				

Total Base \$129,900

Adjustments 1 Row Type Adj. x 1.00 \$129,900

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 \$129,900

Sub-Total, 1 Units

Exterior Features (+)	\$20,300	\$150,200
Garages (+) 0 sqft	\$0	\$150,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$140,587

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	1924	1924	98 F		1.04		2,414 sqft	\$140,587	65%	\$49,210	0%	100%	1.000	0.7500	\$36,900
2: CONCP R	0%	1	SV	D	1980	1980	42 P		1.04		400 sqft		80%		0%	100%	1.000	0.7500	\$800
3: Detached Garage R 01	100%	1	Wood Frame	D	1929	1929	93 P	\$37.11	1.04	\$30.88	20'x20'	\$12,350	75%	\$3,090	0%	100%	1.000	0.7500	\$2,300