

45-08-27-432-001.000-004

Ellis, Rosemarie L

4235 OHIO ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-27-432-001.000-004
Local Parcel Number 001-25-47-0403-0034

Tax ID:

Routing Number J47-403 123

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)
4235 OHIO ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Ellis, Rosemarie L
4235 Ohio ST
Gary, IN 46403

Legal

SCARSDALE 2ND ADD. L.34



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (02/25/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Other (external)), Equalization Factor (1.0000), Notice Required (checked), Land (\$8,200), Land Res (1) (\$8,200), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$33,600), Imp Res (1) (\$33,600), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$41,800), Total Res (1) (\$41,800), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (39), Size (68x109), Factor (0.92), Rate (\$131), Adj. Rate (\$121), Ext. Value (\$8,228), Infl. % (0%), Res Elig % (100%), Market Factor (0.7500), Value (\$6,170)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 11/14/2016 to 01/18/2005.

Res

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (02/25/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Other (external)), Equalization Factor (1.0000), Notice Required (checked), Land (\$8,200), Land Res (1) (\$8,200), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$33,600), Imp Res (1) (\$33,600), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$41,800), Total Res (1) (\$41,800), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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Notes

7/27/2022 SINP: Sales Disclosure entered on 7/27/2022 . It is not a open market sale and invalid for trending. No changes made at this time.Sale Date: 04/25/2022 Sale Price: 15000.00.

7/29/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY Data Entered 7/28/2020.Fldr# 12510-4

3/8/2017 F113: CALUMET TOWNSHIP ASSESSOR RECOMMENDATION Changed dwelling grade from C-1 to D+ 2 Vjames 3/8/2017

3/8/2017 F134: CALUMET TOWNSHIP ASSESSOR RECOMMENDATION Changed dwelling grade from C-1 to D+ 2 Vjames 3/8/2017

10/18/2016 17CE: 12510-8 Corrected dwelling grade from C-1 to D+2 A. Boudreaux 10/18/2016

10/20/2014 F113: Form 113 FOR 2014 ASSESSMENT SHOULD REFLECT CURRENT MARKET VALUE IN NBHD. 10/20/2014 T.BROWN

10/20/2014 F134: Form 134 FOR 2013 ASSESSMENT SHOULD REFLECT CURRENT MARKET VALUE IN NBHD. 10/20/2014 T.BROWN

8/7/2014 ENTR: Reassess Viewed & Entered NO CHANGES 4/29/2011 DS.

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.17, Actual Frontage 39, Developer Discount, Parcel Acreage 0.17, 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 0.17, 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 \$6,200, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$6,200)

Data Source N/A

Collector 07/28/2020

KENYA STINES

Appraiser 07/28/2020

MARY SHAW

45-08-27-432-001.000-004

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4235 OHIO ST

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Neighborhood- 12510

2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 109 - Cape cod  
**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
Stoop, Masonry	40	\$1,800
Stoop, Masonry	36	\$1,500

**Plumbing**

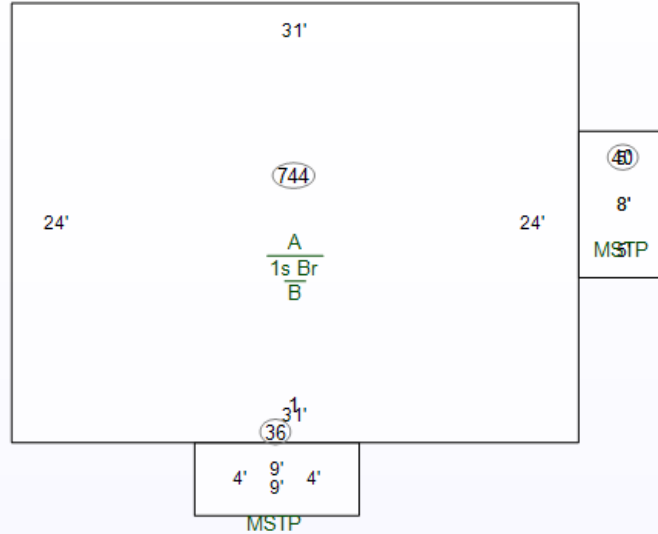
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<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	744	744	\$72,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	744	372	\$10,300	
Bsmt	744	0	\$22,800	
Crawl				
Slab				

**Total Base** \$105,400

**Adjustments** 1 Row Type Adj. x 1.00 \$105,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:744 A:372 \$3,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$109,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,300	\$112,600
Garages (+) 0 sqft	\$0	\$112,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$105,394</b>

**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	1947	1947	75 F		1.04		2,232 sqft	\$105,394	65%	\$36,890	0%	100%	1.000	0.7500	\$27,700