

45-08-27-453-004.000-004

Bankers Tr Co

825 E 44TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-27-453-004.000-004
Local Parcel Number 001-25-47-0137-0004

Tax ID:

Routing Number J47-137 216

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)
825 E 44TH AVE
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Declining

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Bankers Tr Co
SV103 400 Countrywide Way Cntrywid
Simi Valley, CA 93065-2368

Legal

SCARSDALE FIRST ADDITION TO GARY ALL L.4
BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/18/1995 Bankers Tr Co and 01/01/1900 BANKERS TR CO.

Notes

7/30/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 7-30-20. D.WASHINGTON 7-30-20F#12510-11

11/8/2016 17CE: Burned Sound Value structure to \$2,000.00. FLDR 12510-19.

5/2/2011 FDAT: QS 1216 FOLDER 401 M BROWN AUGUST 22,1995

5/2/2011 MISC: LARGE DORMER IN REAR

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.16), Actual Frontage (50), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$5,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,000).

Data Source N/A

Collector 07/30/2020

Darrick Washingto

Appraiser 07/30/2020

MARY SHAW

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 3/4
Style	109 - Cape cod
Finished Area	1432 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" 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	27	\$1,500
Stoop, Masonry	27	\$1,500

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

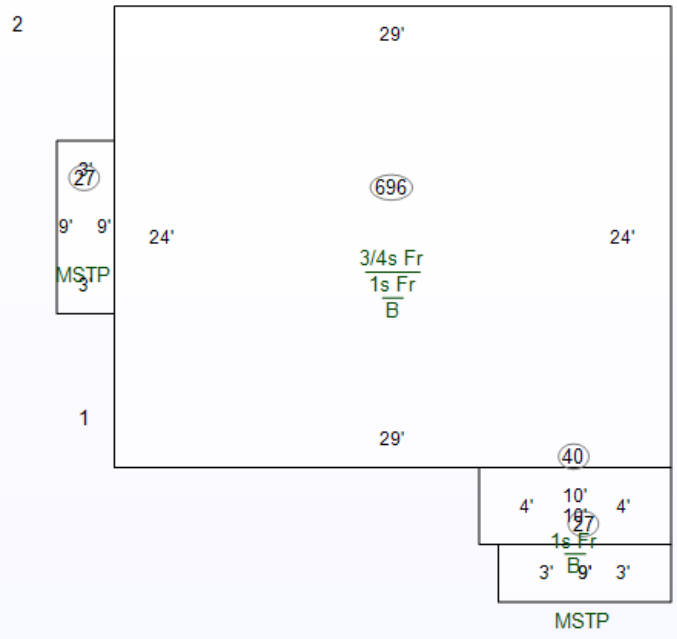
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	736	736	\$63,600	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	696	696	\$29,100	
Attic				
Bsmt	736	0	\$22,400	
Crawl				
Slab				

Total Base			\$115,100
Adjustments	1 Row Type Adj. x 1.00	\$115,100	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)		\$0	
No Heating (-)		\$0	
A/C (+)		\$0	
No Elec (-)		\$0	
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

Sub-Total, One Unit			\$117,500
Sub-Total, 1 Units			
Exterior Features (+)	\$3,000	\$120,500	
Garages (+) 0 sqft	\$0	\$120,500	
Quality and Design Factor (Grade)			0.95
Location Multiplier			1.04
Replacement Cost			\$119,054

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 3/4	SV	C-1	1941	1941	81 VP		1.04		2,168 sqft		95%		0%	100%	1.000	0.7500	\$2,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1950	1950	72 P	\$35.01	1.04	\$29.13	20'x22'	\$12,816	75%	\$3,200	0%	100%	1.000	0.7500	\$2,400