

45-08-28-154-005.000-004

Boeringa, Jeffrey R

3927 LINCOLN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-154-005.000-004
Local Parcel Number 001-25-46-0121-0018

Tax ID:

Routing Number J46-121

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 12516-004
Neighborhood- 12516

Section/Plat

Location Address (1)
3927 LINCOLN ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Boeringa, Jeffrey R
1013 N Jay ST
Griffith, IN 46319

Legal

1ST SUB. OAKINGTON PARK S. 40FT OF N. 80FT.
L. 9 BL.2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/24/2021 to 01/01/1900.

Notes

9/27/2021 SINP: HOME REMODELED CHANGED EFF YR FROM 1955 TO 2020 COND FROM VP TO AVG ON THE MARKET FOR 1 DAY
DATA ENTERED SALES DISCLOSURE SALE PRICE: \$105000 SALE DATE: 6/29/21 NO CHANGES MADE TO PARCEL 10/15/2021



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, and 2020.

4/6/2021 SINP: Data enterd sale disclosure sale date 1/20/21 sale price \$ 2,600.00 sold on tax sale. Sale invalid. Remove MSTP and add 8 x 14 WDDK. TCaldwell 4/6/21

8/6/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 8/6/2020. FIRE DAMAGED FOLDER 12510-25 LFORD

11/3/2016 17CE: CORRECTED DWELLING GRADE FROM D+1 TO D+2 AND CONDITION FROM AVERAGE FOR VP. j tillman 12516-12

4/21/2011 FDAT: qs 915 fldr 250 11-1-95 thill

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$2,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,400).

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, 40, 40x126, 0.98, \$95, \$93, \$3,720, 0%, 100%, 0.6400, \$2,380.

Data Source N/A Collector 08/05/2020 KENYA STINES Appraiser 08/06/2020 MARY SHAW

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 812 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
Wood Deck	112	\$2,200

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

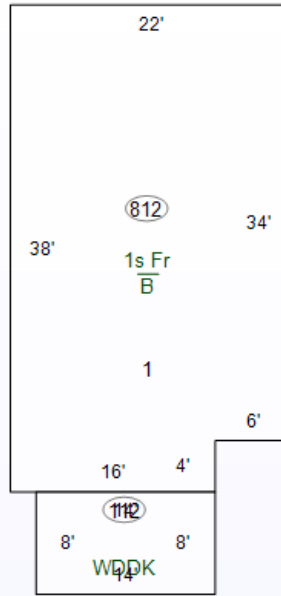
Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

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	812	812	\$68,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		812	0	\$23,500	
Crawl					
Slab					

Total Base \$91,600

Adjustments 1 Row Type Adj. x 1.00 \$91,600

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 \$93,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,200	\$95,400
Garages (+) 0 sqft	\$0	\$95,400
Quality and Design Factor (Grade)		1.10
Location Multiplier		1.04
Replacement Cost		\$109,138

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	C+2	1955	2020	2 A		1.04		1,624 sqft	\$109,138	2%	\$106,950	0%	100%	1.000	0.6900	\$73,800
2: Detached Garage R 01	100%	1	Concrete Block	D	1959	1959	63 F	\$31.80	1.04	\$26.46	22'x24'	\$13,970	60%	\$5,590	0%	100%	1.000	0.6900	\$3,900

Total all pages

\$77,700

Total this page

\$77,700