

45-08-28-184-032.000-004

Hudson Spark LLC

4060 POLK ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-184-032.000-004
Local Parcel Number 001-25-47-0008-0015

Tax ID:

Routing Number J47-008

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)
4060 POLK ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Hudson Spark LLC
PO Box 346
Lumberton, NJ 08048

Legal

SANFORD TUBBS 2ND ADD. ALL LOTS 16 & 17
BL.6



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 (05/19/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 05/05/2022, 07/27/2021, 06/04/2021, 01/16/2018, 04/04/2002, 01/01/1900.

Res

Notes

5/19/2022 SINIF: SALE DISCLOSURE ENTERED. SALE DATE 05/05/2022
\$14,250.00
SALE IS INVALID
NO CHARACTERISTIC CHANGES AT THIS TIME.
8/17/2021 SINIF: Data entered sale disclosure sale date 6/4/21 sale price \$ 2,900.00 sold on tax sale. TCaldwell
8/3/2021 SINIF: CHANGED COND FROM FAIR TO VERY POOR

11/16/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 11-16-2020. D.WASHINGTON 11-16-20. F#12516-6

1/22/2018 SINIF: DATA ENTERED SALES DISC. TAX SALE. INVALID SALE. C.RATTLER, 1/22/18

12/4/2017 18CE: CHANGED DWELLING GRADE FROM D+2 TO D+1 ,DATA ENTERED 12-4-17,FLDR#12516

7/21/2011 F113: Form 113 ADD 25% ECON OBSOL FOR RENTAL PROPERTY ; 115 FOR 2006 2/23/09 DR

7/21/2011 FDAT: QS915 FLDR#253 11/2/95 B DAVIS

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$1,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,500)

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	888 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input 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 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	44	\$1,800

Plumbing

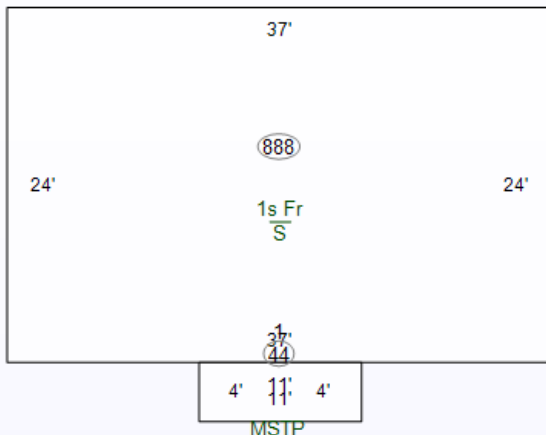
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	888	888	\$74,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		888	0	\$0	
				Total Base	\$74,300

Adjustments

1 Row Type Adj. x 1.00	\$74,300
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 \$74,300

Sub-Total, 1 Units

Exterior Features (+)	\$1,800	\$76,100
Garages (+) 0 sqft	\$0	\$76,100
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
Replacement Cost		\$67,272

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+1	1951	1951	71 VP		1.04		888 sqft	\$67,272	95%	\$3,360	0%	100%	1.000	0.6900	\$2,300
2: CONCP R	0%	1	SV	D	1989	1989	33 P		1.04		300 sqft		80%		0%	100%	1.000	0.6900	\$700