

45-08-28-208-007.000-004

Johnson, Glen A Sr

3855 MONROE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-208-007.000-004
Local Parcel Number 001-25-46-0055-0028

Tax ID:

Routing Number J46-055

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)
3855 MONROE ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Johnson, Glen A Sr
9256 Bigger ST
Merrillville, IN 46410

Legal

RESUB. OF MC GRATHS 1ST.ADD. JACKSON
PARK N.25.23 FT. L.28 S. 19.77 FT. OF L.29



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/12/2016 to 01/01/1900.

Notes

6/24/2020 RYR3-21: Spoke with the owner, Glen Johnson on 10/5/2020 property was purchased with fire damage in 2016. 20% obs JYC no physical characteristics change made as of 6-23-20. D.WashingtonF#12516-1

10/31/2016 17CE: (12516-3)DATA ENTERED. CORRECTED GRADE FROM C TO D+2 AND COND FROM AV TO VERY POOR. C.RATTLER, 10/31/2016.

9/18/2012 FDAT: QS 1015 FLDR 294 9-29-95 THILL

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 valuation data for years 2022, 2021, 2020, 2019, 2018.

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, 45, 45x125, 0.98, \$95, \$93, \$4,185, 0%, 100%, 0.6400, \$2,680.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (45), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$2,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,700).

Data Source N/A Collector 06/23/2020 Darrick Washingto Appraiser 06/23/2020 MARY SHAW

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1 1/2
<b>Style</b>	109 - Cape cod
<b>Finished Area</b>	1576 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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

**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

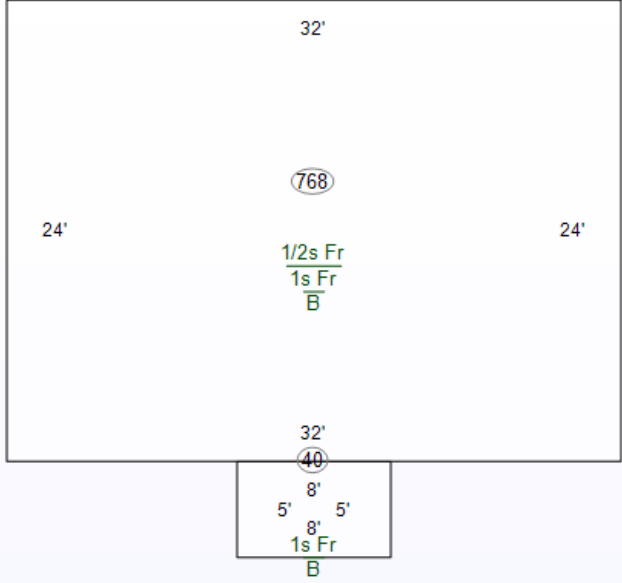
**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	2

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	808	808	\$68,100	
2					
3					
4					
1/4					
1/2	1Fr	768	768	\$27,300	
3/4					
Attic					
Bsmt		808	0	\$23,500	
Crawl					
Slab					

**Total Base** \$118,900

**Adjustments** 1 Row Type Adj. x 1.00 \$118,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:808 1/2:768 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$123,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$123,600
Garages (+) 0 sqft	\$0	\$123,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$115,690

**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 1/2	Wood Frame	D+2	1942	1942	80 P		1.04		2,384 sqft	\$115,690	75%	\$28,920	20%	100%	1.000	0.6900	\$16,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1967	1967	55 F	\$32.10	1.04	\$26.71	22'x24'	\$14,101	55%	\$6,350	0%	100%	1.000	0.6900	\$4,400