

45-08-28-257-021.000-004

Lloyd, Sade

4018 MONROE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-257-021.000-004
Local Parcel Number 001-25-41-0105-0006

Tax ID:

Routing Number J41-105 6

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)
4018 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

Lloyd, Sade
7347 S Carndon Ave
Chicago, IL 60649

Legal

BOWSERS ADD LT 6 AND VAC W 3FT. MONROE ST. ADJ. AND VAC. E 3FT. JACKSON ST. ADJ.



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/11/2022 to 05/23/2000.

Notes

8/7/2020 RYR3-21: 12516-3.2 Data Entered Change dwelling condition from fair to very poor. A.Boudreaux 08/07/2020
6/18/2019 MIS1: removed 17 & 18 posts per Michelle
10/28/2016 17CE: (12516-3)DATA ENTERED. CORRECTED GRADE FROM D+1 TO D+2 . C.RATTLER, 10/28/2016.

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, 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, 25, 25x135, 1.01, \$95, \$96, \$2,400, 0%, 100%, 0.6400, \$1,540.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (25), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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).

Data Source N/A Collector 08/06/2020 TomikaMobile 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 2094 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
Porch, Enclosed Masonry	72	\$6,700
Porch, Open Masonry	45	\$3,700

Plumbing

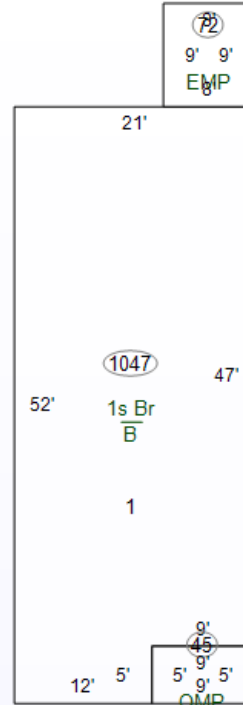
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1047	1047	\$91,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1047	1047	\$58,000	
Crawl				
Slab				

Total Base			\$149,000
Adjustments	1 Row Type Adj. x 1.00		\$149,000
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			\$151,400
Sub-Total, 1 Units			
Exterior Features (+)	\$10,400		\$161,800
Garages (+) 0 sqft	\$0		\$161,800
Quality and Design Factor (Grade)		0.90	
Location Multiplier		1.04	
Replacement Cost			\$151,445

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	1928	1928	94 VP		1.04		2,094 sqft	\$151,445	95%	\$7,570	0%	100%	1.000	0.6900	\$5,200
2: Detached Garage R 01	100%	1	Wood Frame	E	1922	1922	100 P	\$42.59	1.04	\$17.72	14'x22'	\$5,457	75%	\$1,360	0%	100%	1.000	0.6900	\$900