

45-08-28-304-012.000-004

Wilson Group LLC

4187 BUCHANAN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number
45-08-28-304-012.000-004

Local Parcel Number
001-25-46-0124-0020

Tax ID:

Routing Number
J46-124

Property Class 510
1 Family Dwell - Platted Lot

Ownership

Wilson Group LLC
192 Dawson Village Way, Ste 170
Dawsonville, GA 30534

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/27/2021	Wilson Group LLC		Qu	2021/520209	\$0	I
06/04/2021	Mitchell, Jack		Ta	2021/	\$2,900	I
12/21/2010	Guenther, Bernie		WD	/	\$17,500	I
09/27/2010	Property Direct		WD	/	\$12,000	I
09/27/2010	CLEAR CREEK ADVI		WD	/	\$12,000	I
09/03/2010	Clear Creek Advisors		WD	/	\$7,000	I

Notes

7/22/2021 SINP: Data entered sale disclosure sale date 6/4/21 sale price \$ 2,900.00 sold on tax sale. TCaldwell 7/22/21

8/14/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY Data Entered 8/6/2020.Fldr# 12516-4.1

11/2/2016 17CE: Assessment correct. j tillman 12516-11

Legal

2ND SUB. OAKINGTON PARK S.40FT. OF N.80FT. L.6 BL.1



Res

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)
4187 BUCHANAN ST
GARY, IN 46408

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
01/09/2022	As Of Date	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$2,400	Land	\$2,400	\$2,400	\$2,400	\$2,700	\$2,900
\$2,400	Land Res (1)	\$2,400	\$2,400	\$2,400	\$2,700	\$2,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$29,400	Improvement	\$29,400	\$26,900	\$24,900	\$28,500	\$30,400
\$29,400	Imp Res (1)	\$29,400	\$26,900	\$24,900	\$28,500	\$30,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$31,800	Total	\$31,800	\$29,300	\$27,300	\$31,200	\$33,300
\$31,800	Total Res (1)	\$31,800	\$29,300	\$27,300	\$31,200	\$33,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		40	40x126	0.98	\$95	\$93	\$3,720	0%	100%	0.6400	\$2,380

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

Data Source N/A

Collector 08/06/2020 Dion Courtney

Appraiser 08/14/2020 MARY SHAW

Land Computations

Calculated Acreage	0.12
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
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

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 808 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

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

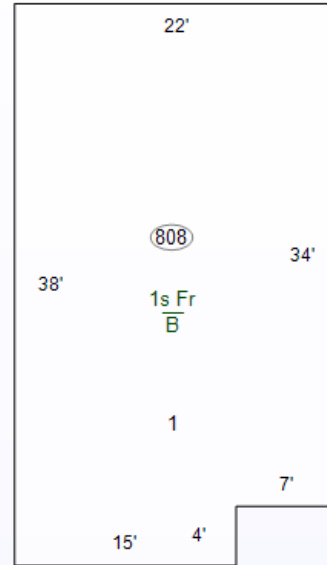
Accommodations

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

Heat Type

Central Warm Air

●
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				
3/4				
Attic				
Bsmt	808	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 (+) 2:808 \$6,500
 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 \$98,100

Sub-Total, 1 Units

Exterior Features (+) \$0 \$98,100
 Garages (+) 0 sqft \$0 \$98,100
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 1.04
Replacement Cost \$91,822

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+2	1955	1955	67 F		1.04		1,616 sqft	\$91,822	60%	\$36,730	0%	100%	1.000	0.6900	\$25,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1967	1967	55 F	\$33.35	1.04	\$27.75	20'x24'	\$13,319	55%	\$5,990	0%	100%	1.000	0.6900	\$4,100