

45-08-28-327-016.000-004

Wilson Group LLC

4100 POLK ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number
45-08-28-327-016.000-004

Local Parcel Number
001-25-46-0011-0001

Tax ID:

Routing Number
J46-011

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	2021/520208	\$0	I
06/04/2021	Mitchell, Jack		Ta	2021/	\$700	I
07/24/2014	KAD Real Estate LLC	25021	QC	/	\$0	I
01/10/2014	Barnhart, Dan	24911	XD	/	\$300	I
12/18/2006	DeBerry, Marilyn		GIFT	/	\$70,000	I
09/12/2006	RAHN, NATHAN		WD	/	\$0	I

Notes

7/29/2021 SINP: Correct eff. year from 1940 to 1985. Correct grade from D to D+2 and condition from very poor to fair on dwelling and garage. Sold on tax sale on 6/4/2021 for 700.00

8/10/2020 RYR3-21: CHNG COND FROM FAIR TO VP ON DWELLING. D.WASHINGTON 8-10-20 F#12516-4.2

11/1/2016 17CE: Changed dwell from D to D+2. j tillman 12516-8

3/31/2015 FDAT: QS916 FLDR 256B 11-4-95 P SPENCE

Property Class 510
1 Family Dwell - Platted Lot



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)
4100 POLK 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
05/11/2022	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"/>
\$1,500	Land	\$1,500	\$1,500	\$1,500	\$1,700	\$1,800
\$1,500	Land Res (1)	\$1,500	\$1,500	\$1,500	\$1,700	\$1,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$47,700	Improvement	\$47,700	\$5,000	\$37,700	\$43,000	\$45,900
\$47,700	Imp Res (1)	\$47,700	\$5,000	\$37,700	\$43,000	\$45,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,200	Total	\$49,200	\$6,500	\$39,200	\$44,700	\$47,700
\$49,200	Total Res (1)	\$49,200	\$6,500	\$39,200	\$44,700	\$47,700
\$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		25	25x125	0.98	\$95	\$93	\$2,325	0%	100%	0.6400	\$1,490

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Land Computations

Calculated Acreage	0.07
Actual Frontage	25
Developer Discount	<input type="checkbox"/>
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

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1104 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
Stoop, Masonry	20	\$1,500

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

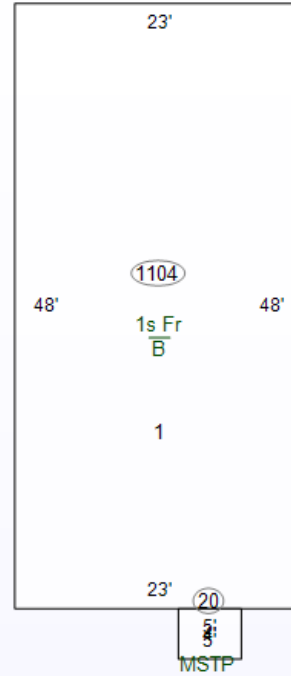
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

2



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1104	1104	\$85,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1104	0	\$28,200	
Crawl				
Slab				

Total Base			\$113,300
Adjustments	1 Row Type Adj. x 1.00	\$113,300	
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			\$113,300
Sub-Total, 1 Units			
Exterior Features (+)	\$1,500	\$114,800	
Garages (+) 0 sqft	\$0	\$114,800	
Quality and Design Factor (Grade)		0.90	
Location Multiplier		1.04	
Replacement Cost		\$107,453	

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	1920	1985	37 F		1.04		2,208 sqft	\$107,453	40%	\$64,470	0%	100%	1.000	0.6900	\$44,500
2: Detached Garage R 01	100%	1	Wood Frame	D	1920	1920	102 F	\$33.35	1.04	\$27.75	23'x21'	\$13,402	65%	\$4,690	0%	100%	1.000	0.6900	\$3,200