

45-08-28-352-003.000-004

General Information

Parcel Number  
45-08-28-352-003.000-004

Local Parcel Number  
001-25-43-0270-0043

Tax ID:

Routing Number  
J43-270 3

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 12515-004  
Neighborhood- 12515

Section/Plat

Location Address (1)  
4317 JOHNSON ST  
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model  
12515-004 - Residential

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage  
Static

Printed Sunday, January 8, 2023

Review Group 2021

FH Group Inc

Ownership

FH Group Inc  
6321 Dempster Street Unit 263  
Morton Grove, IL 60053

Legal

GLENDAL SUBDIV. L.43 BL.2 L.44 BL.2



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 type="checkbox"/>
\$7,500	Land	\$7,500	\$7,500	\$7,500	\$7,600	\$7,800
\$7,500	Land Res (1)	\$7,500	\$7,500	\$7,500	\$7,600	\$7,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,400	Improvement	\$23,400	\$21,400	\$20,200	\$23,500	\$25,000
\$22,800	Imp Res (1)	\$22,800	\$20,800	\$19,600	\$22,900	\$24,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$600	Imp Non Res (3)	\$600	\$600	\$600	\$600	\$700
\$30,900	Total	\$30,900	\$28,900	\$27,700	\$31,100	\$32,800
\$30,300	Total Res (1)	\$30,300	\$28,300	\$27,100	\$30,500	\$32,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$600	Total Non Res (3)	\$600	\$600	\$600	\$600	\$700

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		50	50x125	0.98	\$188	\$184	\$9,200	0%	100%	0.8200	\$7,540

4317 JOHNSON ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/2021	FH Group Inc		QU	2021/066388	\$0	I
12/21/2020	FH Group Inc		Ta	2021/	\$0	I
01/11/2018	Jones, Jonqual	213	Wa	/	\$0	I
07/28/2015	KAJA Holdings 2 LLC	14442	SW	/	\$4,505	I
09/05/2014	Federal National Mortg	4385	Sh	/	\$0	I
02/28/1980	Matni, Safwan		WD	/	\$0	I

Res

Neighborhood- 12515

1/2

Notes

1/22/2021 SINF: DATA ENTERED SALES DISCLOSURE  
SALES DATE 12/21/2020  
SALES PRICE 2,300.00  
INVALID SALE

6/24/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF 6/24/2020 FOLDER 12515-1 LFFORD

4/23/2018 SINF: 3 BEDROOM RANCH WITH FENCED YARD & 2 CAR GARAGE! LOCATED CLOSE TO I80/94!! GO AHEAD & SCHEDULE YOUR SHOWING TODAY!!!

12/1/2017 18CE: FLD #12515-11 DATA ENTERED. CORRECTED DWELLING GRADE AND COND FROM C-1 AND FAIR TO D+2 AND POOR AND UTLISHED AND DETGAR COND FROM FAIR TO POOR.  
C.RATTLER, 12/01/2017.

9/11/2015 FDAT: #1320

9/11/2015 MIS1: Miscellaneous 1 CORRECTED DWELLING CONDITION FROM AVERAGE TO FAIR.  
S. FORD 04/14/2015

Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$7,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,500

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

135 - Ranch

Finished Area

1240 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	48	\$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

3

Living Rooms

0

Dining Rooms

0

Family Rooms

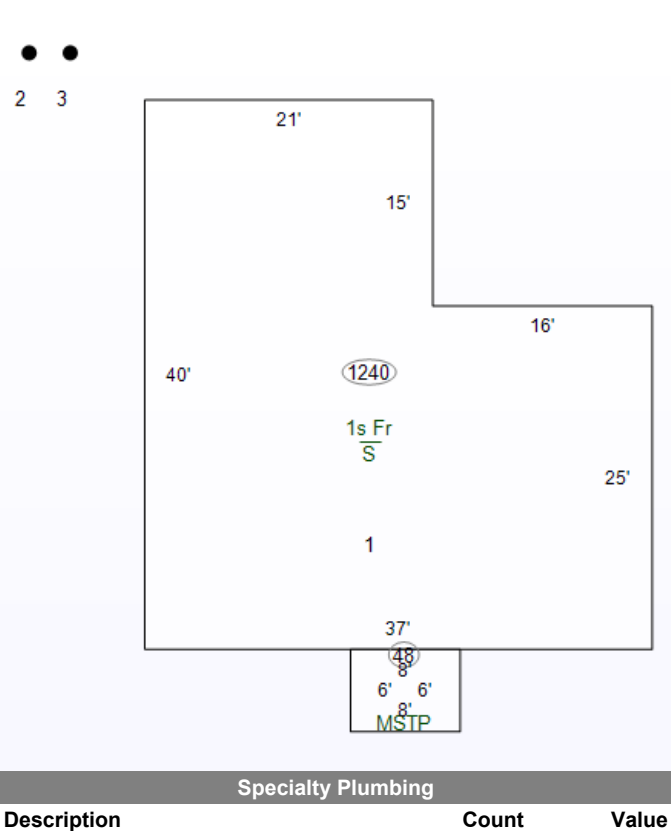
0

Total Rooms

3

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1240	1240	\$92,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		1240	0	\$0
Total Base				\$92,100
Adjustments				1 Row Type Adj. x 1.00
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
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$92,100
Sub-Total, 1 Units				
Exterior Features (+)				\$1,800
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				1.04
Replacement Cost				\$87,890

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
1: Single-Family R 01	100%	1	Wood Frame	D+2	1949	1949	73	P		1.04		1,240 sqft	\$87,890	75%	\$21,970	0%	100%	1.000	0.8800
2: Detached Garage R 01	100%	1	Wood Frame	D	1957	1957	65	P	\$35.01	1.04	\$29.13	19'x24'	\$13,283	70%	\$3,980	0%	100%	1.000	0.8800
3: Utility Shed R 01	0%	1		D	1994	1994	28	P	\$20.94	1.04	\$17.42	12'x14'	\$2,927	75%	\$730	0%	100%	1.000	0.8800