

45-08-28-407-023.000-004

FH Group Inc

4248 MONROE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-407-023.000-004
Local Parcel Number 001-25-46-0345-0036

Tax ID:

Routing Number J46-345

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)
4248 MONROE ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12515-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

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

Legal

PATTERSON & STOUTS 1ST SUB. LOTS 33 & 34
BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 08/23/2000.

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 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, 50, 50x127, 0.98, \$188, \$184, \$9,200, 0%, 100%, 0.8200, \$7,540.

Notes

1/22/2021 SIN: DATA ENTERED SALES DISCLOSURE
SALES DATE 12/21/20
SALES PRICE 1,700.00
INVALID SALE
6/29/2020 RYR3-21: no physical characteristic change made as of 6-29-20. D.Washington F#12515-4
6/18/2019 MIS1: removed 17 & 18 posts per Michelle
11/9/2016 17CE: 12515-4 ASSESSED CORRECTLY, J. AYERS

4/12/2016 FDRV: APPLIED 25% OBSO FOR ROOF DAMAGES.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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).

Data Source N/A Collector 06/29/2020 Darrick Washingto Appraiser 06/29/2020 MARY SHAW

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 816 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 Frame	36	\$3,800
Stoop, Masonry	30	\$1,500

**Plumbing**

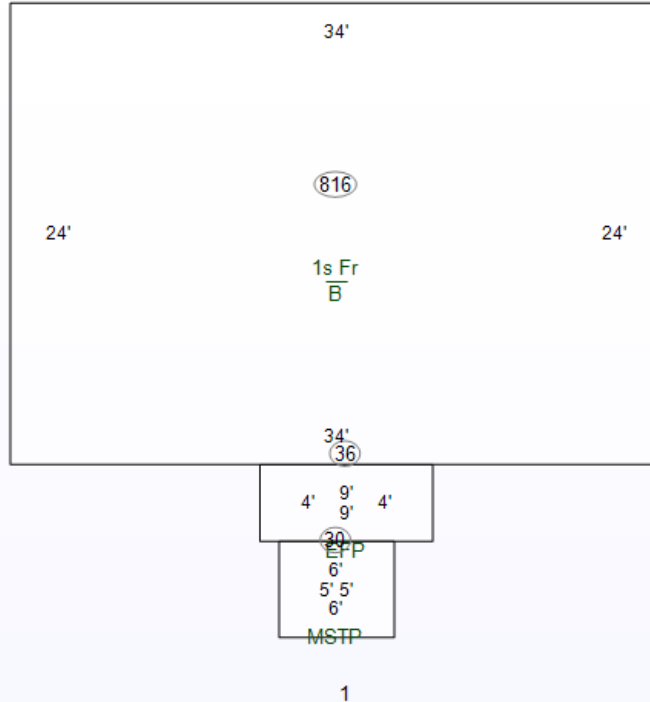
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
	1	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	816	816	\$69,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	816	0	\$23,900	
Crawl				
Slab				

**Total Base** \$93,600

**Adjustments** 1 Row Type Adj. x 1.00 \$93,600

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** \$93,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,300	\$98,900
Garages (+) 0 sqft	\$0	\$98,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$92,570

**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	1941	1941	81 P		1.04		1,632 sqft	\$92,570	75%	\$23,140	60%	100%	1.000 0.8800	\$8,100