

45-08-28-426-032.000-004

McDonald, Christiana

4194 JEFFERSON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-426-032.000-004
Local Parcel Number 001-25-46-0405-0012

Tax ID:

Routing Number J46-405

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)
4194 JEFFERSON ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12515-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Sunday, January 8, 2023
Review Group 2021

Ownership

McDonald, Christiana
117 Stieff AVE
Chicago Heights, IL 60411

Legal

REISSIG'S PARK RESUB. LI & J S. 5 FT. OF L.K



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), and Land/Improvement values (\$8,300, \$4,900, \$13,200, \$12,800, \$29,400, \$29,500, \$31,000).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (55), Size (55x125), Factor (0.98), Rate (\$188), Adj. Rate (\$184), Ext. Value (\$10,120), Infl. % (0%), Res Elig % (100%), Market Factor (0.8200), Value (\$8,300).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/09/2021 McDonald, Christiana; 04/13/2018 Blackhall Partners XII; 01/01/1900 Harris, Bernice B.

Res

Notes

9/22/2021 SINIF: CHANGED COND FROM POOR TO VERY POOR
Data entered Sales Disclosure. Sold 06-09-21 for \$500. Invalid sale - Tax Sale.
6/25/2020 RYR3-21: 12515-5 Data Entered Change dwelling condition from poor to very poor. A. Boudreaux 06/25/2020
11/14/2018 SINIF: Data entered sale disclosure sale date 6/7/18 sale \$800.00 sold on tax sale. Sale invalid TCaldwell 11/14/18
6/20/2011 FDAT: QS1016 FLDR 267 11-22-95 P SPENCE

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.16), Actual Frontage (55), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$8,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,300).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 991 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	102	\$7,200

Plumbing

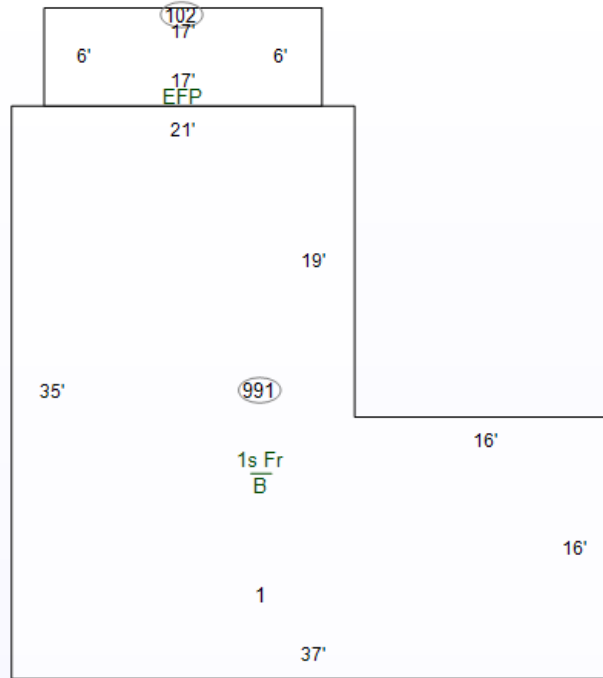
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	991	991	\$80,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	991	0	\$26,500	
Crawl				
Slab				

Total Base \$107,000

Adjustments 1 Row Type Adj. x 1.00 \$107,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$4,500
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 \$111,500

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$118,700
Garages (+) 0 sqft	\$0	\$118,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
Replacement Cost		\$111,103

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	1933	1933	89 VP		1.04		1,982 sqft	\$111,103	95%	\$5,560	0%	100%	1.000 0.8800	\$4,900