

45-08-28-427-033.000-004

Endris, Brandon

4188 ADAMS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-427-033.000-004
Local Parcel Number 001-25-43-0280-0045

Tax ID:

Routing Number J43-280

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 12516-004
Neighborhood- 12516

Section/Plat

Location Address (1)
4188 ADAMS ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12516-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023
Review Group 2021

Ownership

Endris, Brandon
67 Indian Trail
Merrillville, IN 46410

Legal

GLEN PARK L.40 & L.41 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/04/2021 to 10/26/2004.

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Res (1), Non Res (2), Non Res (3).

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 F, F, 50, 50x125, 0.98, \$95, \$93, \$4,650, 0%, 100%, 0.6400, \$2,980.

Notes

9/1/2021 SINP: Data Entered Sales Disclosure Invalid Tax sale
Sale Date 06/04/2021
Sale Prices \$1,000
No physical characteristic changes made.
9/3/2020 RYR3-21: No physical characteristic changes have been made as of 8/10/2020. Folder 12516-4.5
10/28/2016 17CE: (12516-2)DATA ENTERED. CORRECTED DWELLING GRADE FROM D+1 TO D+2 AND COND FROM FAIR TO VP AND CONDITION ON DETGAR FROM FAIR TO VP. C.RATTLER, 10/28/2016.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, 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 (\$3,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,000).

**General Information**

|                      |                    |
|----------------------|--------------------|
| <b>Occupancy</b>     | Single-Family      |
| <b>Description</b>   | Single-Family R 01 |
| <b>Story Height</b>  | 1                  |
| <b>Style</b>         | 108 - Bungalow     |
| <b>Finished Area</b> | 1193 sqft          |
| <b>Make</b>          |                    |

**Floor Finish**

|                                                 |                                                |
|-------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Earth                  | <input checked="" type="checkbox"/> Tile       |
| <input type="checkbox"/> Slab                   | <input type="checkbox"/> Carpet                |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input checked="" type="checkbox"/> Wood        | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Parquet                |                                                |

**Wall Finish**

|                                                     |                                                |
|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Fiberboard                 |                                                |

**Roofing**

|                                       |                                |                                             |                                |                               |
|---------------------------------------|--------------------------------|---------------------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up     | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other |                                             |                                |                               |

**Exterior Features**

| Description         | Area | Value   |
|---------------------|------|---------|
| Porch, Open Masonry | 30   | \$3,000 |
| Stoop, Masonry      | 24   | \$1,500 |

**Plumbing**

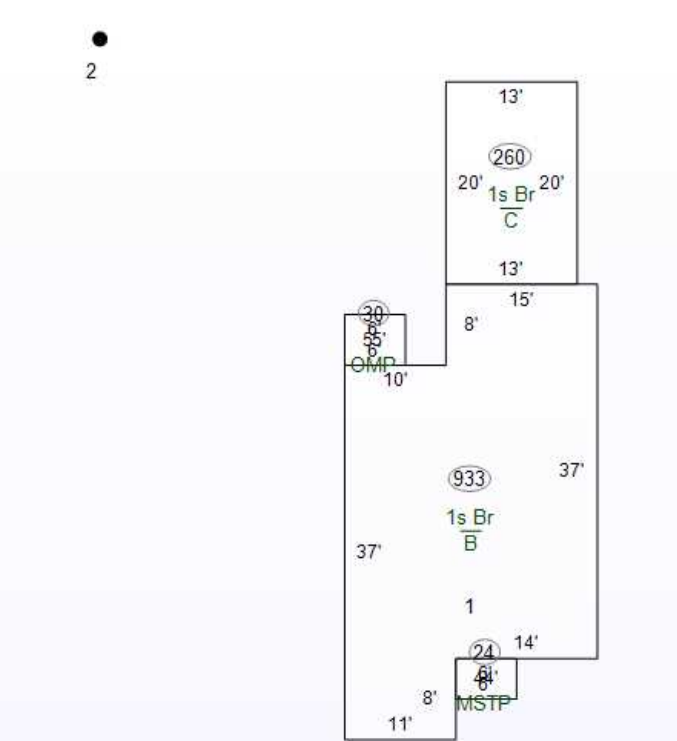
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 8  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 0 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value    | Totals |
|--------------|------|--------|----------|--------|
| 1 7          | 1193 | 1193   | \$98,600 |        |
| 2            |      |        |          |        |
| 3            |      |        |          |        |
| 4            |      |        |          |        |
| 1/4          |      |        |          |        |
| 1/2          |      |        |          |        |
| 3/4          |      |        |          |        |
| Attic        |      |        |          |        |
| Bsmt         | 933  | 0      | \$25,400 |        |
| Crawl        | 260  | 0      | \$3,300  |        |
| Slab         |      |        |          |        |

**Total Base** \$127,300

**Adjustments** 1 Row Type Adj. x 1.00 \$127,300

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:1193            | \$3,200 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$132,900

**Sub-Total, 1 Units**

Exterior Features (+) \$4,500 \$137,400

Garages (+) 0 sqft \$0 \$137,400

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

**Replacement Cost** \$128,606

**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            | Brick        | D+2   | 1921       | 1921     | 101 VP        |           | 1.04 |          | 2,126 sqft | \$128,606 | 95%      | \$6,430       | 0%      | 100% | 1.000 | 0.6900 | \$4,400      |
| 2: Detached Garage R 01 | 100%        | 1            | Wood Frame   | D     | 1953       | 1953     | 69 VP         | \$35.01   | 1.04 | \$29.13  | 22'x20'    | \$12,816  | 95%      | \$640         | 0%      | 100% | 1.000 | 0.6900 | \$400        |