

45-08-28-429-012.000-004

Iaconelli, Samantha

4195 WASHINGTON ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 12516

1/2

General Information

Parcel Number 45-08-28-429-012.000-004
Local Parcel Number 001-25-43-0282-0020

Tax ID:

Routing Number J43-282

Property Class 520
2 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)
4195 WASHINGTON 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

Iaconelli, Samantha
5630 W 9th AVE
Gary, IN 46406

Legal

GLEN PARK L.23 & 24 BL.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/07/2016 to 01/01/1900.

Notes

9/3/2020 RYR3-21: Change the condition of Single-Family R 01 from Poor to Very Poor due to the dwelling having windows busted out and being exposed to the environment as of 8/10/2020. Folder 12516-4.5
11/3/2016 17CE: Calumet Township Assessor Recommendation: Assessed correctly TCurbelo 12516-1
12/11/2013 F113: Form 113 GRADE D TO D+2, COND FR TO PR AND APPLIED 40% OBSO FOR INTERIOR D AMAGES12/11/201

3/21/2012 MISC: MAY HAVE BEEN A STORE OR BEAUTY SALON -- BOARDED UP -- OVERGROWN LOT

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

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).

Data Source N/A

Collector 08/10/2020 TomikaMobile

Appraiser 09/03/2020 MARY SHAW

General Information

Occupancy Duplex
Description Duplex R 01
Story Height 1
Style 135 - Ranch
Finished Area 1265 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	112	\$7,200

Plumbing

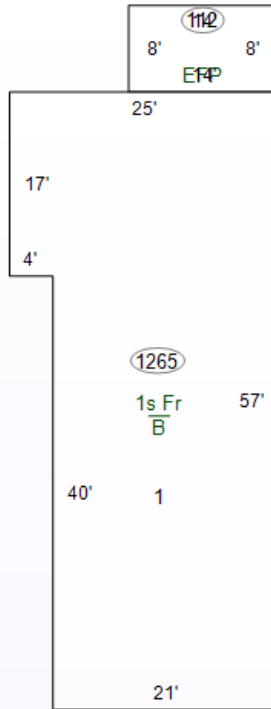
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	2	6

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1265	1265	\$93,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1265	0	\$31,100	
Crawl				
Slab				

Total Base \$124,400

Adjustments 1 Row Type Adj. x 1.00 \$124,400

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 6 - 10 = -4 x \$0 (\$3,200)

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$130,000

Sub-Total, 1 Units

Exterior Features (+) \$7,200 \$137,200

Garages (+) 0 sqft \$0 \$137,200

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

Replacement Cost \$128,419

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: Duplex R 01	50%	1	Wood Frame	D+2	1907	1907	115 VP		1.04		2,530 sqft	\$128,419	95%	\$6,420	40%	100%	1.000	0.6900	\$2,700