

45-08-28-430-024.000-004

General Information

Parcel Number
45-08-28-430-024.000-004

Local Parcel Number
001-25-46-0404-0034

Tax ID:

Routing Number
J46-404

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)
4264 JEFFERSON ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
12515-004 - Residential

Characteristics

Topography
Level

Flood Hazard
ERA

Public Utilities
All

Streets or Roads
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

REISSIGS ADD. GLEN PARK ALL L.40 & L.41 BL.8

4264 JEFFERSON ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2020	FH Group Inc		Ta	2021/	\$0	I
03/13/2013	Continuum of Care	5283	SW	/	\$0	I
08/20/2010	City of Gary a Municip		WD	/	\$5,500	I
06/04/2010	FEDERAL NATIONAL		WD	/	\$5,500	I
06/04/2010	FEDERAL NAT. MTG		WD	/	\$69,734	I
02/20/2007	SHERIFF ROGELIO		GIFT	/	\$15,000	I

Res

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 checked="" 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
\$18,900	Improvement	\$18,900	\$17,400	\$38,300	\$38,300	\$40,600
\$18,900	Imp Res (1)	\$18,900	\$17,400	\$38,300	\$38,300	\$40,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$26,400	Total	\$26,400	\$24,900	\$45,800	\$45,900	\$48,400
\$26,400	Total Res (1)	\$26,400	\$24,900	\$45,800	\$45,900	\$48,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Notes

1/22/2021 SINP: DATA ENTERED: SALE DATE: 12/21/2020 SALE PRICE: \$6,100

INVALID SALE: TAX SALE

6/25/2020 RYR3-21: 12515-5 Data Entered Change dwelling condition from fair to poor and applied negative forty percent obsolescence for interior damages.
A. Boudreaux 06/25/2020

10/28/2016 17CE: DWELLING GRADE CORRECTED FROM D+1 TO D+2, CONDITION CORRECTED FROM AVERAGE TO FAIR. MBANKS 10/28/2016

3/11/2015 F113: Form 113
2013 & 2014 PCC FROM 640 TO 510..03/10/2015 D CRUZ

6/20/2011 ENTR: Reassess Viewed & Entered DWELL CONDITION CHANGED TO AVG / A.MITCHELL 6/20/2011

1/14/2011 SD10: Review 2010 Sales Disclosure CONDITION WAS POOR CHANGED TO FAIR.. M.E 1/14/2011

Land Computations

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 \$7,500

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$7,500

Review Group 2021

Data Source N/A

Collector 06/25/2020 KENYA STINES

Appraiser 06/25/2020 MARY SHAW

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

N/A

Finished Area

1920 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

Porch, Enclosed Frame

192

\$10,500

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

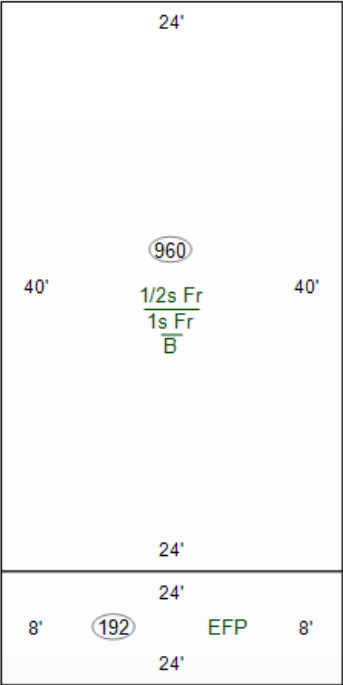
0

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$77,400	
2					
3					
4					
1/4					
1/2	1Fr	960	960	\$30,600	
3/4					
Attic					
Bsmt		960	0	\$25,800	
Crawl					
Slab					
		Total Base			\$133,800
Adjustments		1 Row Type Adj. x 1.00			\$133,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				3:480	\$7,100
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$142,500
Sub-Total, 1 Units					
Exterior Features (+)				\$10,500	\$153,000
Garages (+) 0 sqft				\$0	\$153,000
Quality and Design Factor (Grade)					0.90
Location Multiplier					1.04
Replacement Cost					\$143,208

Specialty Plumbing		
Description	Count	Value

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 1/2	Wood Frame	D+2	1923	1923	99	P		1.04		2,880 sqft	\$143,208	75%	\$35,800	40%	100%	1.000	0.8800