

45-08-28-431-003.000-004

Busell, Teron

4217 JEFFERSON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-431-003.000-004
Local Parcel Number 001-25-46-0403-0004

Tax ID:

Routing Number J46-403

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)
4217 JEFFERSON 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

Busell, Teron
4217 Jefferson ST
Gary, IN 46408

Legal

REISSIG'S ADD. GLEN PARK SOUTH 10 FT. OF
LOT 4, BLOCK 7, AND LOT 5, BLOCK 7



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 (05/25/2022, 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 (checkboxes), and Land/Improvement values (\$5,300, \$26,700, \$32,000, etc.).

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 (\$5,280).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/15/2021 to 08/06/2010 and owners like Busell, Teron, Equity Trust Co Cust F, Amaya, Oscar, Blackhall Partners XII, Coffey, Ronald Keith, FEDERAL NATIONAL.

Res

Notes

5/25/2022 BPER: BP#0038 WORK COMPLETE
10/1/2021 SIN: Applied 40% obsolescence for interior damages.
DATA ENTERED SALES DISCLOSURE SALE PRICE: \$10200 SALE DATE:6/15/21 NO CHANGES MADE TO PARCEL 10/7/2021
3/30/2021 SIN: Data enterd sale disclosure sale date 2/5/21 sale price \$ 1,700.00 sold on tax sale. Sale invalid no physical characteristic change made as of today. TCaldwell 3/30/31
10/20/2020 RYR3-21: Changed condition of dwelling from fair to poor. Folder #12515-5.
6/18/2019 MIS1: removed 17 & 18 posts per Michelle
12/4/2017 18CE: FOLDER 12515 #9 ASSESSMENT CORRECT. L.FORD 12/4/17
8/29/2014 FDAT: QS 1016 FLDR 271 12-6-95 I MATTHEWS
8/29/2014 FDRV: Field Review DGF REMOVED PER FIELD INSPECTION 9/14/10 EG & BS..
4/23/2011 D CRUZ

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$5,300).

Data Source N/A

Collector 06/25/2020

KENYA STINES

Appraiser 06/26/2020

Alexia Bourdeaux

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1438 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
Stoop, Masonry	63	\$2,100
Porch, Open Frame	48	\$3,400

**Plumbing**

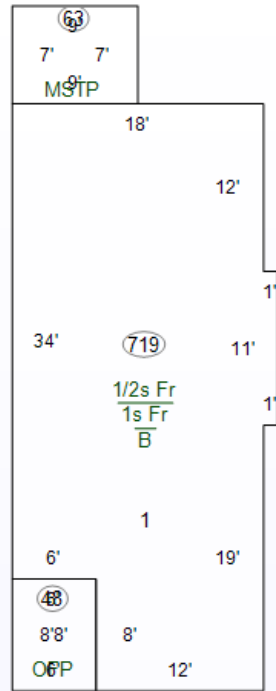
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	719	719	\$63,600	
2				
3				
4				
1/4				
1/2 1Fr	719	719	\$26,100	
3/4				
Attic				
Bsmt	719	0	\$22,400	
Crawl				
Slab				

**Total Base** \$112,100

**Adjustments** 1 Row Type Adj. x 1.00 \$112,100

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** \$112,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,500	\$117,600
Garages (+) 0 sqft	\$0	\$117,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$110,074

**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 1/2	Wood Frame	D+2	1927	1985	37 P		1.04		2,157 sqft	\$110,074	54%	\$50,630	40%	100%	1.000 0.8800	\$26,700