

45-08-28-476-004.000-004

Oneal, Margaret A

315 W 43RD AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-476-004.000-004
Local Parcel Number 001-25-45-0205-0003

Tax ID:

Routing Number J45-205

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)
315 W 43RD AVE
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

Oneal, Margaret A
Mark E McWilliams as Trs, James McW
58 1 Townwoods RD
Old Lyme, CT 06371

Legal

KELLEY-SEMME BLVD HEIGHTS ALL L.3 BL.4
AND L.4 BL.4

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/26/2021 to 01/01/1900.

Notes

8/2/2021 SINIF: garage condition corrected from fair to poor. per field inspection.
Data entered sale disclosure sale date 5/3/21 sale price \$1,100.00 sold on tax sale invalid sale. TCaldwell 8/9/21
6/30/2020 RYR3-21: 12515-10 Data Entered Change dwelling condition from poor to very poor and remove canopy over MSTP. A. Boudreaux 06/30/2020



Res

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, 60, 60x128, 0.99, \$188, \$186, \$11,160, 0%, 100%, 0.8200, \$9,150.

11/5/2018 SINIF: 11-5-18. DATA ENTERED. TAX SALE. INVALID SALE. DDANIELS. SINIF

10/27/2016 17CE: (12515-12) DATA ENTERED. CORRECTED GRADE FROM C-1 TO D+2 AND COND FROM FAIR TO POOR. C.RATTLER, 10/27/2016.

4/12/2011 FDAT: Q S 1016 FOLDER 276 M BROWN NOVEMBER 29,1995

4/12/2011 MISC: EST. FROM CAR PER INSTRUCTION

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.18), Actual Frontage (60), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 (\$9,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,200).

Data Source N/A

Collector 06/30/2020

KENYA STINES

Appraiser 06/30/2020

MARY SHAW

45-08-28-476-004.000-004

Oneal, Margaret A

315 W 43RD AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1182 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	35	\$1,500
Stoop, Masonry	30	\$1,500
Patio, Concrete	96	\$600
Porch, Enclosed Masonry	72	\$6,700

Plumbing

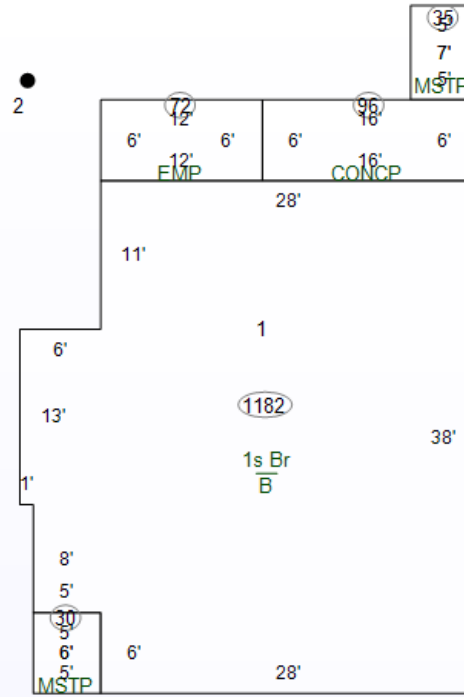
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1182	1182	\$97,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1182	0	\$29,500	
Crawl				
Slab				

Total Base	\$126,800
Adjustments	1 Row Type Adj. x 1.00 \$126,800

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	\$126,800
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Sub-Total, 1 Units	\$126,800
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Exterior Features (+)	\$10,300	\$137,100
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Garages (+) 0 sqft	\$0	\$137,100
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	1.04
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Replacement Cost	\$128,326
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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		2,364 sqft	\$128,326	95%	\$6,420	0%	100%	1.000	0.8800	\$5,600
2: Detached Garage R 01	100%	1	Wood Frame	D	1921	1921	101 P	\$35.01	1.04	\$29.13	22'x20'	\$12,816	75%	\$3,200	0%	100%	1.000	0.8800	\$2,800