

45-08-28-480-006.000-004

US Select Holdings LLC

4437 MADISON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-480-006.000-004
Local Parcel Number 001-25-45-0206-0010

Tax ID:

Routing Number J45-206

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)
4437 MADISON 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

US Select Holdings LLC
414 E Terrace AVE
Gilbert, AZ 85234

Legal

Kelley-Semmes Blvd. Heights Add All of Lots 9&10 BL.5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include US Select Holdings LL, Deedgrabber Tax Lien, Blackhall Partners XII, Kimmet, Paula D, KIMMET, PAULA D.

Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 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, 60x127, 0.98, \$188, \$184, \$11,040, 0%, 100%, 0.8200, \$9,050.

Notes

3/23/2022 SINP: Data Entered Sales Disclosure Invalid Investor to Investor Sale Date 02/28/2022 Sale Prices \$3,729.60 No physical characteristic changes made.
6/30/2020 RYR3-21: chng cond on det gar to vp. D.Washington F#12515-11
11/4/2016 17CE: (12515-3)DATA ENTERED. CORRECTED GRADE FROM C-1 TO D+2 AND COND FROM FAIR TO VERY POOR AND DETGAR COND FROM FAIR TO POOR. C.RATTLER, 11/04/2016.

3/29/2011 MISC: DOGS IN YARD. EST.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.17), 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 (\$9,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,100).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	864 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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, Enclosed Frame	144	\$8,900
Wood Deck	144	\$2,900

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

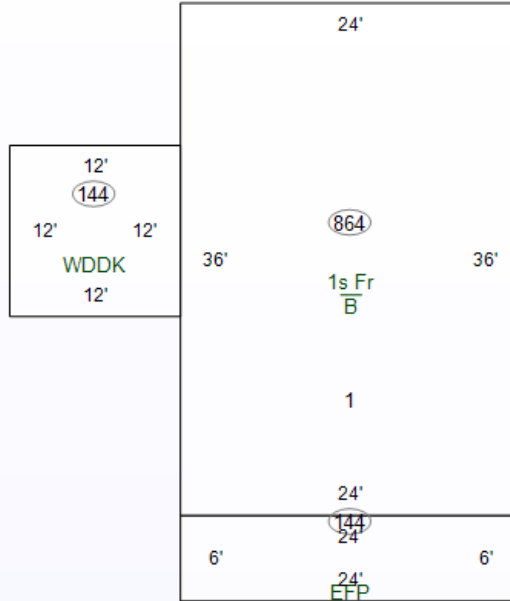
Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

●
2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$72,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	864	0	\$24,600	
Crawl				
Slab				

Total Base \$97,400

Adjustments 1 Row Type Adj. x 1.00 \$97,400

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 \$97,400

Sub-Total, 1 Units

Exterior Features (+)	\$11,800	\$109,200
Garages (+) 0 sqft	\$0	\$109,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$102,211

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	Wood Frame	D+2	1926	1926	96 VP		1.04		1,728 sqft	\$102,211	95%	\$5,110	0%	100%	1.000	0.8800	\$4,500
2: Detached Garage R 01	100%	1	Wood Frame	D	1980	1980	42 VP	\$35.01	1.04	\$29.13	20'x22'	\$12,816	95%	\$640	0%	100%	1.000	0.8800	\$600