

45-08-28-482-019.000-004

Cruz, Mendilia Posadas

124 W 45TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-28-482-019.000-004
Local Parcel Number 001-25-45-0208-0019

Tax ID:

Routing Number J45-208 10

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)
124 W 45TH 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

Cruz, Mendilia Posadas
124 W 45th AVE
Gary, IN 46408

Legal

KELLEY-SEMMEs BLVD.HEIGHS ADD. E2 LOT
17 BL.7 ALL LOT 18 BL.7 ALL LOT 19 BL.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 (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$10,200), Improvement (\$6,800), Total (\$17,000), and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (75), Size (75x125), Factor (0.98), Rate (\$188), Adj. Rate (\$184), Ext. Value (\$13,800), Infl. % (-10%), Res Elig % (100%), Market Factor (0.8200), Value (\$10,180).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/09/2021 Cruz, Mendilia Posada, 05/03/2021 Hood, Kevin, 03/01/2018 Blackhall Partners XII, 02/24/2006 Brown, Sharlane R, 09/20/2000 BROWN, EMMETT L, 01/01/1900 SOUTHERN, ALFRED.

Res

Notes

1/12/2022 SINIF: Data entered sale disclosure sale date 11/9/21 sale price \$7,000.00 not rep of nbhd. TCaldwell 1/12/22
8/9/2021 SINIF: Data entered sale disclosure sale date 5/3/21 sale price \$ 1,000.00 sold on tax sale. TCaldwell 8/9/21
Correct dwelling from poor to very poor TJohnson 8/16/2021
8/2/2021 SINIF: Dwelling condition corrected from poor to very poor. per field inspection.
9/4/2020 RYR3-21: O PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 6-17-20. D.WASHINGTON 9-4-20 F#12510-11

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

11/4/2016 17CE: (12515-14)DATA ENTERED. CORRECTED GRADE FROM C-1 TO D+2 AND COND FROM FAIR TO POOR. C.RATTLER, 11/04/2016.

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) and values.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 112 - Conventional
Finished Area 1900 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	144	\$8,900
Porch, Enclosed Frame	72	\$6,100
Stoop, Masonry	20	\$1,500

Plumbing

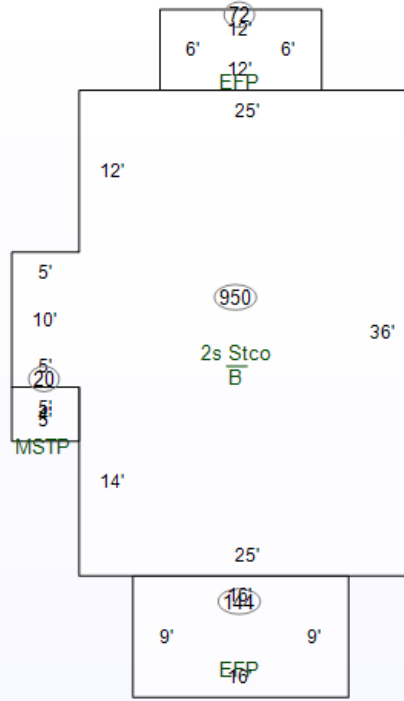
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	950	950	\$77,400	
2	2	950	950	\$38,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		950	0	\$25,800	
Crawl					
Slab					

Total Base	\$141,800
Adjustments	1 Row Type Adj. x 1.00
	\$141,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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	\$147,900
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Sub-Total, 1 Units	
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Exterior Features (+)	\$16,500	\$164,400
Garages (+) 0 sqft	\$0	\$164,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$153,878

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%	2	Stucco	D+2	1920	1920	102 VP		1.04		2,850 sqft	\$153,878	95%	\$7,690	0%	100%	1.000	0.8800	\$6,800