

45-08-31-126-003.000-001

Innovative Properties Limited

4129 W 45TH AVE

511, 1 Family Dwell - Unplatted (0 to 9.9

Neighborhood- 102

1/2

General Information

Parcel Number 45-08-31-126-003.000-001
Local Parcel Number 001-01-39-0022-0058

Tax ID:

Routing Number J39-022 7

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 001 (Local 001)
School Corp 4650 LAKE RIDGE
Neighborhood 102-001
Section/Plat 31
Location Address (1) 4129 W 45TH AVE GARY, IN 46408

Zoning

Subdivision

Lot

Market Model 102-001 - Residential

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023
Review Group 2022

Ownership

Innovative Properties Limited
6912 Woodmar AVE
Hammond, IN 46323

Legal

E95.85FT OF W233.85FT OF N1/2 NE NW S.31
T.36 R.8 Ex. N.55ft in R/W 1.33AC



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

8/5/2021 SINP: Correct dwelling from fair to poor. Sold on October 1, 2020 for \$1,650.00 Invalid sale
6/8/2021 RYR4-22: CHNG COND TO PR. D.WASHINGTON 6-8-21F#102-44
11/15/2017 18CE: Data entered 18CE. Folder #102-15. Corrected grade of dwelling from D+2 to C. Remove UTLSHD.
12/12/2012 HRFR: UP SP FROM 39-22-28 9/94 SP QTR 517 FLD C 4-10-96 D CRUZ BASEMENT WAS REMOVED SHOULD BE CRAWLSPACE ONLY 10-30-96 D CRUZ FRM18 FINAL DETERMINATION, THE FORM 139L WAS DENIED, DUE TO THE PETITIONER NOT APPEARING AT HEARING TO PRESENT EVIDENCE 5/26/05 LM

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 1094 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	32	\$1,500
Patio, Concrete	112	\$600

Plumbing

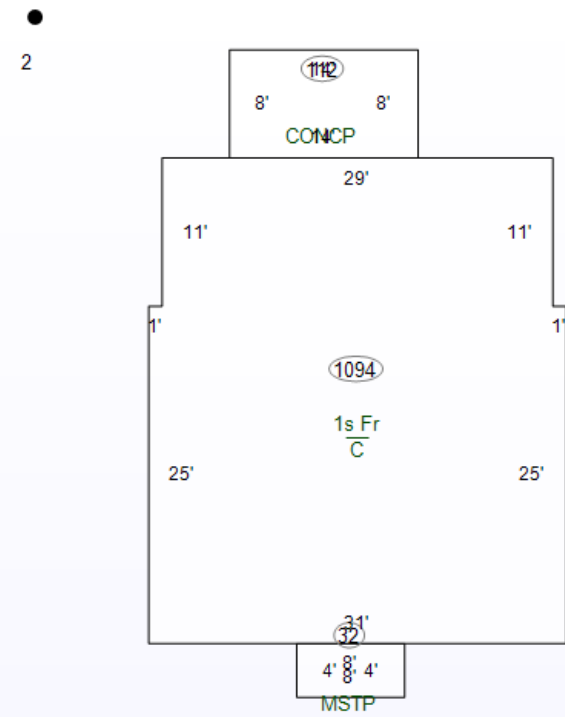
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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 1Fr	1094	1094	\$85,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1094	0	\$6,100	
Slab				

Total Base \$91,200

Adjustments 1 Row Type Adj. x 1.00 \$91,200

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 \$91,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,100	\$93,300
Garages (+) 0 sqft	\$0	\$93,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	1.04	
Replacement Cost		\$97,032

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	C	1949	1949	73 P		1.04		1,094 sqft	\$97,032	65%	\$33,960	0%	100%	1.000	1.2200	\$41,400
2: Utility Shed R 01	0%	1		D	2002	2002	20 P	\$23.66	1.04	\$19.69	12'x8'	\$1,890	60%	\$760	0%	100%	1.000	1.2200	\$900