

45-08-32-256-002.000-001

Gonzalez, Maria Angelica

2269 W 48TH PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 102 / 1/2

General Information

Parcel Number 45-08-32-256-002.000-001
Local Parcel Number 001-01-39-0301-0025

Tax ID:

Routing Number J39-301 429

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 001 (Local 001)
Calumet Township

School Corp 4650
LAKE RIDGE

Neighborhood 102-001
Neighborhood- 102

Section/Plat

Location Address (1)
2269 W 48TH PL
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
102-001 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2022

Ownership

Gonzalez, Maria Angelica
717 W 50th Street 2F
Chicago, IL 60609

Legal

ORCHARD HILL ADD. GARY E. 6 FT. L.24 BL.4 ALL OF L.25 & 26 BL.4

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/28/2021 to 01/01/1900.

Notes

6/30/2021 SINP: Data enterd sale disclosure sale date 1/28/21 sale price \$ 3,755.14 on 1/28/2021 changed dwelling from poor to very poor sold on tax sale. TCaldwell 6/30/21
Invalid sale
6/17/2021 RYR4-22: CHNG COND TO VP. D.WASHINGTON 6-17-21F#102-38
11/17/2017 18CE: CONDT FAIR TO POOR 102-8 KSTINES 11/17/2017



Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', CI 150' 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.

Land Computations

Table with columns: Computation Name, Value. Includes 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.

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/ 2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 112 - Conventional
Finished Area 1180 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	96	\$7,200
Wood Deck	246	\$4,200

Plumbing

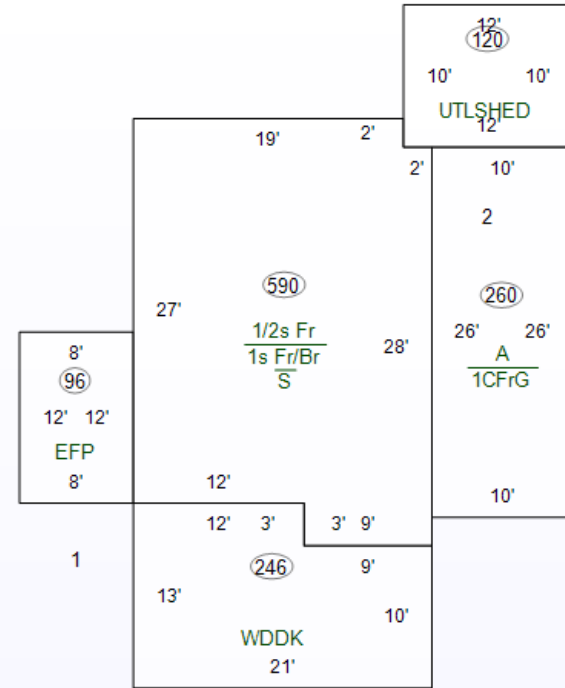
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	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 91A	590	590	\$57,300	
2				
3				
4				
1/4				
1/2 1Fr	590	590	\$23,100	
3/4				
Attic	260	0	\$3,900	
Bsmt				
Crawl				
Slab	590	0	\$0	

Total Base \$84,300

Adjustments 1 Row Type Adj. x 1.00 \$84,300

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 \$84,300

Sub-Total, 1 Units

Exterior Features (+)	\$11,400	\$95,700
Garages (+) 260 sqft	\$9,900	\$105,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	

Replacement Cost \$93,350

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	1/6 Masonry	D+1	1947	1960	62 VP		1.04		1,440 sqft	\$93,350	95%	\$4,670	0%	100%	1.000 1.2200	\$5,700
2: Utility Shed R 01	0%	1		D	2002	2002	20 VP	\$21.97	1.04	\$18.28	10'x12'	\$2,193	65%	\$770	0%	100%	1.000 1.2200	\$900