

45-08-33-429-005.000-004

West, Sinee Thelight

4933 WASHINGTON ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12515

1/2

General Information

Parcel Number 45-08-33-429-005.000-004
Local Parcel Number 001-25-45-0184-0038

Tax ID:

Routing Number J45-184 6

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)
4933 WASHINGTON 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

Neighborhood Life Cycle Stage
Static

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

West, Sinee Thelight
4933 Washington ST
Gary, IN 46408

Legal

Junedale Sub. BL.20 lots 4&5



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 (\$12,000), Land Res (1) (\$12,000), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$104,700), Imp Res (1) (\$104,700), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$116,700), Total Res (1) (\$116,700), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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. (88), Size (88.4x126.49), Factor (0.98), Rate (\$188), Adj. Rate (\$184), Ext. Value (\$16,266), Infl. % (-10%), Res Elig % (100%), Market Factor (0.8200), Value (\$12,000)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/31/2022 West, Sinee Thelight (Li, 2022/513769, \$196,400), 03/04/2021 D&L Associates LLC (Qu, 2021/020244, \$0), 01/20/2021 Millen, Daniel L (Ta, 2021/, \$0), 12/17/1986 Thomas, Allen W & Ale (WD, /, \$0), 01/01/1900 THOMAS, ALLEN W & (WD, /, \$0)

Res

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 (\$12,000), Land Res (1) (\$12,000), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$104,700), Imp Res (1) (\$104,700), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$116,700), Total Res (1) (\$116,700), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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Notes

4/20/2022 SIN: Sold on 3/31/2022 for 199,900. Invalid sale. Correct dwelling condition from poor to average and effective year from 1956 to 2015
SALE DISCLOSURE ENTERED
3/30/2021 SIN: Data Entered Sales Disclosure Invalid, Tax Sale Sale date 01/20/2021 Sale Price \$15,900 No Physical characteristic changes made.
7/10/2020 RYR3-21: changed cond from fair to poor Data Entered 7/9/2020.Fldr# 12515-24.1

12/5/2017 18CE: 12515-1 Data Entered Corrected dwelling grade from C-1 to D+2, detached garage condition from average to fair. A. Boudreaux 12/05/2017

4/15/2011 COMB: Combined Parcels 45-25-45-018-400.060-025 comb to 45-08-33-429-005.000-004 11/14/08 d cruz

4/15/2011 FDAT: QS 1018 FLDR# 320 5/17/95 1 MATTHEWS

4/15/2011 MISC: CORNERLOT NEAR ALLEYWAY; BROADWAY (HEAVY TRAFFIC AND COMMERCIAL) BEHIND HOUSE

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.26), Actual Frontage (88), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$12,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,000)

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 1232 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	42	\$1,800
Stoop, Masonry	32	\$1,500

**Plumbing**

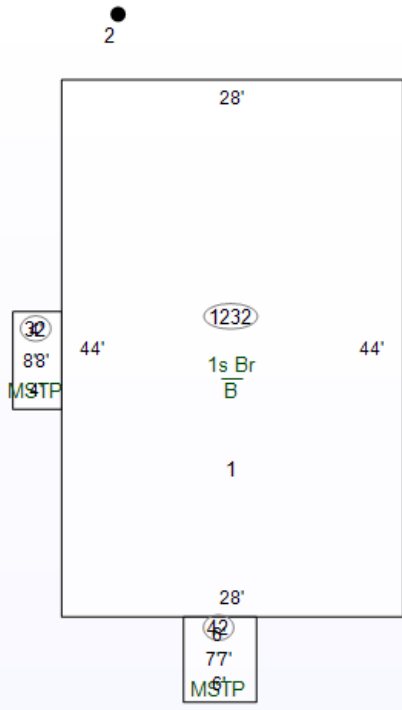
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1232	1232	\$100,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1232	0	\$30,300	
Crawl					
Slab					

**Total Base** \$130,300

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
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** \$131,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,300	\$135,200
Garages (+) 0 sqft	\$0	\$135,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

**Replacement Cost** \$126,547

**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	1956	2015	7 A		1.04		2,464 sqft	\$126,547	9%	\$115,160	0%	100%	1.000	0.8800	\$101,300
2: Detached Garage R 01	100%	1	Brick	D	1951	1951	71 P	\$49.89	1.04	\$41.51	17'x22'	\$15,524	75%	\$3,880	0%	100%	1.000	0.8800	\$3,400