

45-08-34-151-019.000-004

Smith, Scott Royal Trs of the 473

4730 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-151-019.000-004
Local Parcel Number 001-25-41-0116-0030

Tax ID:

Routing Number J41-116 23

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 12510-004
Neighborhood- 12510

Section/Plat

Location Address (1)
4730 MASSACHUSETTS ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Smith, Scott Royal Trs of the 4730 Mas treet Tr
1100 Azie Morton Road #1105
Austin, TX 78704

Legal

BROADMOOR SUB. L.30 BL.1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/05/2021 to 01/01/1900.

Notes

1/5/2021 SINP: Sales Disclosure Form data entry complete as of 1/5/2021
8/6/2020 RYR3-21: 12510-18 NO PHYSICAL CHARACTERISTIC CHANGES MADE TO THIS PARCEL AS OF 8/6/20 C.BATTLE
8/1/2011 FDAT: QS 1117 FLDR# 337 T HAWKINS 10/4/95



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 valuation data for 2022 and 2021.

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 data for F F 40 40x116 0.95 \$131 \$124 \$4,960 0% 100% 0.7500 \$3,720.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$3,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,700).

Data Source N/A

Collector 08/03/2020

Darrick Washingto

Appraiser 08/06/2020

MARY SHAW

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 780 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
Canopy, Roof Extension	32	\$600

**Plumbing**

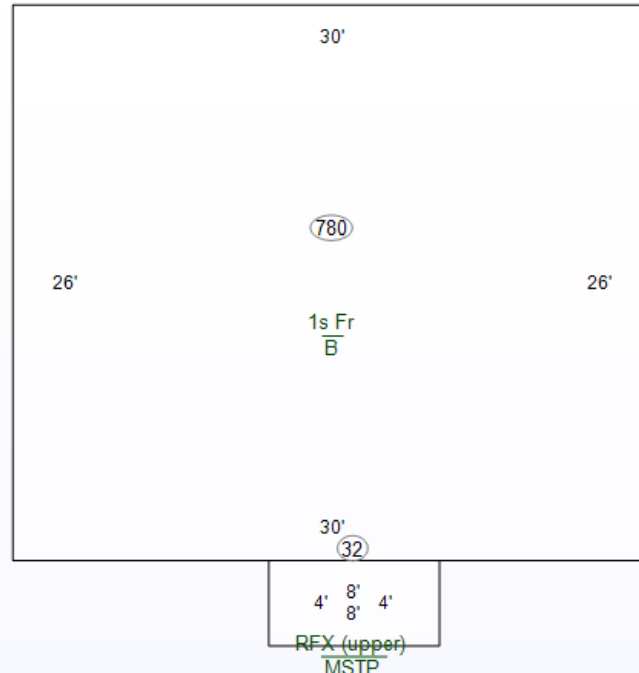
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>2</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	780	780	\$66,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		780	0	\$23,100	
Crawl					
Slab					

**Total Base** \$89,700

**Adjustments** 1 Row Type Adj. x 1.00 \$89,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$92,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,100	\$94,200
Garages (+) 0 sqft	\$0	\$94,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

**Replacement Cost** \$88,171

**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	1955	1955	67 F		1.04		1,560 sqft	\$88,171	60%	\$35,270	0%	100%	1.000	0.7500	\$26,500