

45-08-34-155-025.000-004

Johnson, Louise & Lester Johns

4836 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

General Information

Parcel Number 45-08-34-155-025.000-004
Local Parcel Number 001-25-41-0120-0034

Tax ID:

Routing Number J41-120 27

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)
4836 MASSACHUSETTS ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Johnson, Louise & Lester Johnson J/T
3467 N 99th ST
Milwaukee, WI 53222

Legal

BROADMOOR SUB. L.34 BL.5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/19/2006 to 01/01/1900.

Notes

8/14/2020 RYR3-21: No physical characteristic changes made as of July 28, 2020 Folder 12510-21
11/8/2018 SINP: Data entered sales disclosure sale date 3/1/18 sale price \$500.00 sold on tax sale sale invalid.TCaldwell 11/8/18
11/9/2011 FDAT: QS 1117 FLDR# 336 10-4-95 I MATTHEWS
11/9/2011 MISC: ARTIFICIAL STONE

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 previous years.

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: Computation, 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 TomikaMobile

Appraiser 08/14/2020 MARY SHAW

General Information

| | |
|----------------------|--------------------|
| Occupancy | Single-Family |
| Description | Single-Family R 01 |
| Story Height | 1 |
| Style | 112 - Conventional |
| Finished Area | 696 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-------------------------|------|---------|
| Stoop, Masonry | 28 | \$1,500 |
| Stoop, Masonry | 63 | \$2,100 |
| Porch, Enclosed Masonry | 35 | \$4,200 |

Plumbing

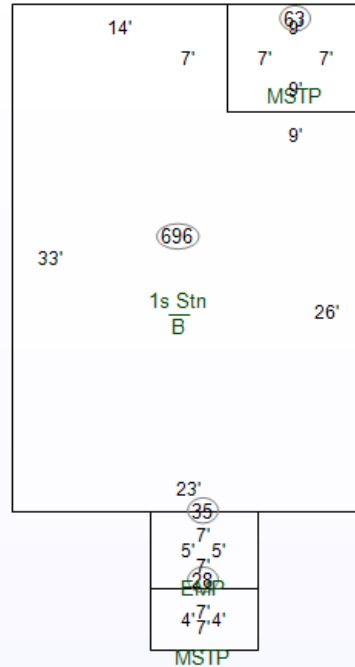
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 2 |

Heat Type

Central Warm Air



3
2

| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |
| | | |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------|----------|
| 1 | 8 | 696 | 696 | \$69,100 |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 696 | 0 | | \$22,100 |
| Crawl | | | | |
| Slab | | | | |

| Total Base | | | \$91,200 |
|------------------|-----------|--|------------------------|
| Adjustments | | | 1 Row Type Adj. x 1.00 |
| 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 | | \$0 |
| Spec Plumb (+) | | | \$0 |
| Elevator (+) | | | \$0 |

| Sub-Total, One Unit | | | \$91,200 |
|-----------------------------------|--|---------|-----------------|
| Sub-Total, 1 Units | | | |
| Exterior Features (+) | | \$7,800 | \$99,000 |
| Garages (+) 0 sqft | | \$0 | \$99,000 |
| Quality and Design Factor (Grade) | | | 0.90 |
| Location Multiplier | | | 1.04 |
| Replacement Cost | | | \$92,664 |

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 | Stone | D+2 | 1938 | 1938 | 84 | P | | 1.04 | | 1,392 sqft | \$92,664 | 75% | \$23,170 | 0% | 100% | 1.000 | 0.7500 | \$17,400 |
| 2: Detached Garage R 01 | 100% | 1 | Concrete Block | D | 1938 | 1938 | 84 | VP | \$45.23 | 1.04 | \$37.63 | 20'x12' | \$9,032 | 95% | \$450 | 0% | 100% | 1.000 | 0.7500 | \$300 |
| 3: Gazebo R 01 | 0% | 1 | | D | 1938 | 1938 | 84 | VP | \$35.29 | 1.04 | \$29.36 | 8'x8' | \$1,879 | 85% | \$280 | 0% | 100% | 1.000 | 0.7500 | \$200 |