

45-08-34-156-012.000-004

Perez, Nancy Baez

4800 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-156-012.000-004
Local Parcel Number 001-25-41-0121-0012

Tax ID:

Routing Number 12510-21

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)
4800 CONNECTICUT ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

Perez, Nancy Baez
19009 S Laurel Park Space 60
Compton, CA 90220

Legal

BROADMOOR L.12 BL.6 ALL L.13 BL.6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/23/2021 to 01/01/1900.

Notes

12/17/2021 SINIF: Sale disclosure data entered 05/01/2021 \$9,200.00. It is a invalid sale, No characteristic changes made at this time.
12/3/2021 SINIF: Sold on 5/1/2021 for \$9200.00 Invalid sale Correct dwelling condition from fair to poor
8/14/2020 RYR3-21: Correct dwelling from fair to poor Folder 12510-21
1/23/2020 SINIF: SALE DISCLOSURE ENTERED O 1/23/2020. INVALID SALE(LAND CONTRACT). SALE DATE 9/10/2019. SALE PRICE \$14,450.00.

2/12/2018 SINIF: DATA ENTERED SALES DIS#109146

6/22/2017 SINIF: DATA ENTERED SALES DISC. SALE DATE 4/4/17, SALE PRICE \$500. TAX SALE, INVALID SALE. PROPERTY ASSESSED CORRECTLY.

3/6/2013 F113: Form 113 3/26/09 ADDITIONAL 25% ECONOMIC OBSO FOR RENTAL PROPERTY AG

3/6/2013 F115: Form 115 3/26/09 ADDITIONAL 25% ECONOMIC OBSO FOR RENTAL PROPERTY AG

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019, 2018.

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 values for F, F, 88, 88x125, 0.98, \$131, \$128, \$11,264, -12%, 100%, 0.7500, \$7,430.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.25), Actual Frontage (88), Developer Discount, Parcel Acreage (0.25), 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 (0.25), 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 (\$7,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,400).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	1286 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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	42	\$1,800

Plumbing

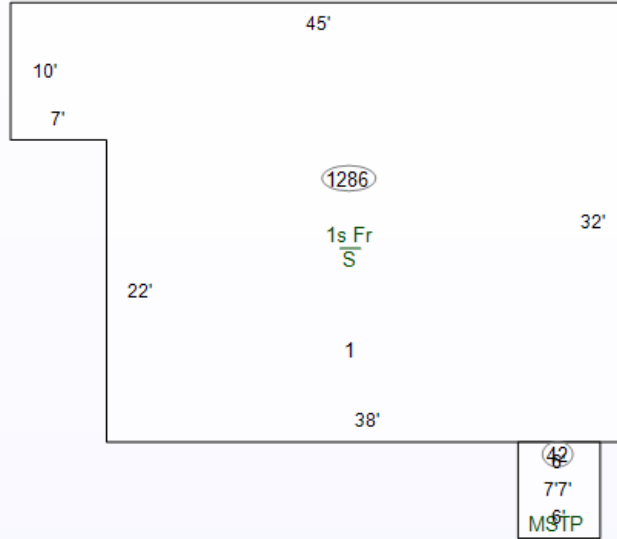
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1286	1286	\$93,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1286	0	\$0	
Total Base			\$93,300	

Adjustments

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 (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$93,300

Sub-Total, 1 Units

Exterior Features (+)	\$1,800	\$95,100
Garages (+) 0 sqft	\$0	\$95,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$84,068

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+1	1925	1926	96 P		1.04		1,286 sqft	\$84,068	75%	\$21,020	0%	100%	1.000	0.7500	\$15,800
2: CONCP R	0%	1	SV	D	1968	1968	54 P		1.04		440 sqft		80%		0%	100%	1.000	0.7500	\$500