

45-08-34-156-013.000-004

Perez, Nancy Baez & Emilio Hern

4816 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-156-013.000-004
Local Parcel Number 001-25-41-0121-0014

Tax ID:

Routing Number J41-121 24

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)
4816 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 & Emilio Hernande
4816 Connecticut ST
Gary, IN 46409

Legal

BROADMOOR L.14 BL.6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/17/2020 to 01/01/1900.

Notes

12/29/2020 SIN: SALES DISCLOSURE DATA ENTERED
SALES DATE 11/17/2020
SALES PRICE \$4,000
INVALID SALE - NOT AN OPEN MARKET SALE
CHANGED CONDITION FROM FAIR TO POOR
INSIDE DAMAGE

8/14/2020 RYR3-21: No physical characteristic changes made as of July 28, 2020 Folder 12510-21

3/11/2020 SIN: Data entry complete, changed dwelling condition from Poor to Fair. Remove obs

12/3/2018 SIN: 12-3-18. DATA ENTERED.
INVALID SALE/LAND CONTRACT. PRICE \$10,500.00. SIN. DDANIELS

11/21/2016 FDRV: ASSESSMENT CORRECT, PER SALES DISC. . C.RATTLER, 11/21/16

11/24/2015 F113: Form 113
2013, 2014 & 2015 COND FR TO PR AND APPLIED 40% OBFO FOR DAMAGES. 11/24/2015 D CRUZ

11/24/2015 F134: Form 134
2012 CONDITION FR TO PR AND APPLIED 40% OBFO FOR DAMAGES
11/24/2015 D CRUZ

5/14/2015 MIS1: Miscellaneous 1
REMOVE OBFO 4/2/2012 /RG

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$3,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,800).

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 697 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 | 12 | \$1,500 |
| Stoop, Masonry | 21 | \$1,500 |

Plumbing

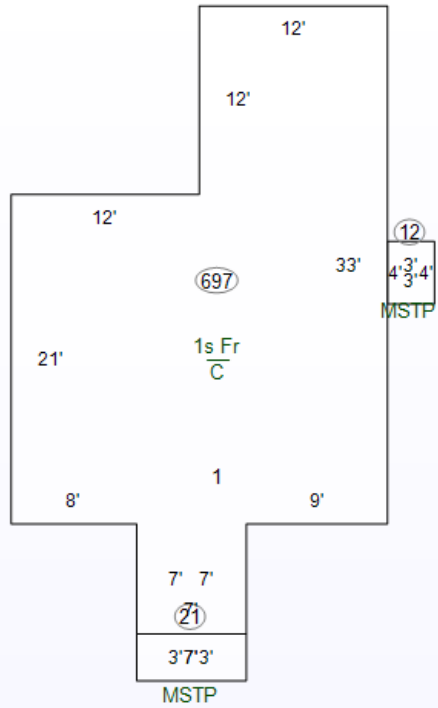
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

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

Heat Type

Central Warm Air



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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr | 697 | 697 | \$62,200 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 697 | 0 | \$5,100 | |
| Slab | | | | |

| | | | |
|--------------------|-------------------------------|--|----------|
| Total Base | | | \$67,300 |
| Adjustments | 1 Row Type Adj. x 1.00 | | \$67,300 |
| 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 | | | \$67,300 |
| Sub-Total, 1 Units | | | |
| Exterior Features (+) | \$3,000 | | \$70,300 |
| Garages (+) 0 sqft | \$0 | | \$70,300 |
| Quality and Design Factor (Grade) | | 0.85 | |
| Location Multiplier | | 1.04 | |
| Replacement Cost | | | \$62,145 |

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 | 1924 | 1926 | 96 P | | 1.04 | | 697 sqft | \$62,145 | 75% | \$15,540 | 40% | 100% | 1.000 0.7500 | \$7,000 |