

45-08-34-177-010.000-004

Franklin, Jamie & Lakevis Frankl

549 E 47TH PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

**General Information**

**Parcel Number**  
45-08-34-177-010.000-004

**Local Parcel Number**  
001-25-43-0420-0010

**Tax ID:**

**Routing Number**  
J43-420 22

**Ownership**

Franklin, Jamie & Lakevis Franklin H & PO Box 1916 Lithonia, GA 30058

**Legal**  
GEORGETOWN ADD. L.10 BL.2

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/12/2016	Franklin, Jamie & Lake	849	Li	/	\$0	I
11/25/2015	Top Shot Investments	17001	XD	/	\$0	I
09/26/2005	Hunter, Demetrice & L		NA	/	\$0	I
06/16/2004	BOWLING, LAKEVIS		WD	/	\$0	I
01/01/1900	CARTER, THEOPHIL		WD	/	\$0	I

**Notes**

8/7/2020 RYR3-21: 12510-19 NO PHYSICAL CHARACTERISTIC CHANGES HAVE BEEN MADE TO THIS PARCEL AS OF 8/7/20 C.BATTLE

10/26/2016 17CE: Calumet Township Assessor Recommendation: Assessed correctly ( corrections already made prior to field check) TCurbelo 12510-23

4/15/2016 12ap: CORRECTED GRADE AND COND FROM C-1 AND POOR TO D+1 AND FAIR.

4/2/2012 MIS2: Miscellaneous 2 REMOVE OBSO 4/2/2012 /RG

5/5/2011 FDAT: QS 1117 FLDR# 342 T HAWKINS 10/10/95

5/5/2011 MIS1: Miscellaneous 1 fm 137R 50% func obso for water damage..1/2/09 dc

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

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)**  
549 E 47TH PL  
GARY, IN 46409

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/25/2022	05/27/2022	05/15/2021	05/23/2020	05/24/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Land</b>	<b>\$5,100</b>	<b>\$5,100</b>	<b>\$5,000</b>	<b>\$4,900</b>	<b>\$5,500</b>
Land Res (1)	\$5,100	\$5,100	\$5,000	\$4,900	\$5,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$18,400</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,000</b>	<b>\$17,700</b>
Imp Res (1)	\$18,400	\$16,200	\$16,200	\$16,000	\$17,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$23,500</b>	<b>\$21,200</b>	<b>\$21,200</b>	<b>\$20,900</b>	<b>\$23,200</b>
Total Res (1)	\$23,500	\$21,200	\$21,200	\$20,900	\$23,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		60	60x95	0.87	\$131	\$114	\$6,840	0%	100%	0.7500	\$5,130

**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

Data Source N/A

Collector 08/04/2020

Darrick Washingto

Appraiser 08/07/2020

MARY SHAW

**Land Computations**

Calculated Acreage	0.13
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.13
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	0.13
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	\$5,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$5,100</b>

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 925 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

**Plumbing**

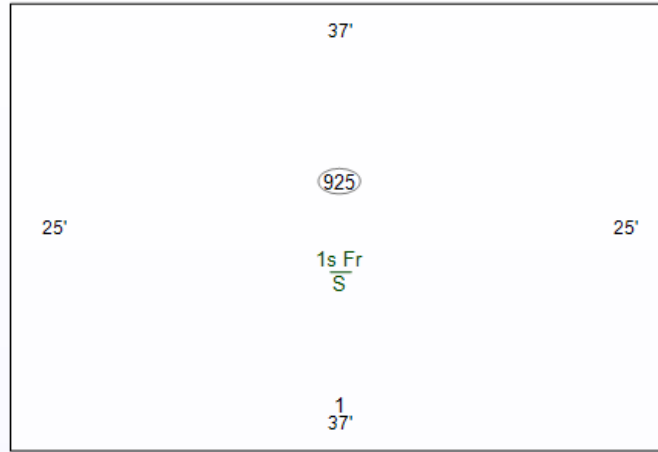
#	TF
Full Bath	0 0
Half Bath	0 0
Kitchen Sinks	0 0
Water Heaters	0 0
Add Fixtures	0 0
<b>Total</b>	<b>0 0</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	925	925	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	925	0	\$0	
<b>Total Base</b>			<b>\$75,900</b>	

**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 (+ / -)	0 - 5 = -5 x \$0	(\$6,600)
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$69,300</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$69,300
Garages (+) 0 sqft	\$0	\$69,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
<b>Replacement Cost</b>		<b>\$61,261</b>

**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	1957	1957	65 F		1.04		925 sqft	\$61,261	60%	\$24,500	0%	100%	1.000	0.7500	\$18,400