45-08-34-301-022.000-004	Perez, Sergio		4954 MAS	SACHUS	SETTS ST	510, 1 Far	nily C	Dwell - Platt	ed Lot	Neighborhood- 12510	1/2	
General Information	Ow	Ownership			Tra		Notes					
Parcel Number 45-08-34-301-022.000-004	Perez, Sergio 4126 Butternut ST		Date 10/30/2017	Owner Perez, Se	argio	Doc ID C 29255	ode E Qu	Book/Page A	dj Sale Price V/I \$0 I	8/24/2021 F113: Corrected dwelling condition t fair to poor, applied 30% obsolesence for interior damages, garage condition from poor to very p		
Local Parcel Number 001-25-41-0108-0030	East Chicago, IN	46312-2914	09/25/2017	Petrites, I	Frank	27541	Та	1	\$0 I	and removed shed. 8/24/2021 F134: Calumet Township A		
Tax ID:			09/16/2008				WD	1	\$0 I	Recommendation: corrected dwelling	condition from	
		Legal	09/16/2008				WD	1	\$0 I	fair to poor, applied 30% obsolesence damages, garage condition from poor		
Routing Number J41-108 20	BROADHURST SUB. I	30 BL.1	01/01/1900	LAKE CC	JUNIY SHER		WD	7	\$0 I	and removed shed. 8/7/2020 RYR3-21: NO PHYSICAL		
Property Class 510 1 Family Dwell - Platted Lot						I	Res			CHARACTERISTIC CHANGE MADE / 8/4/2020 FOLDER 12510-26	AS OF	
-	Va	luation Records (Wor	k In Progress	values a	re not certifie	d values and a	re sub	pject to chang	je)	LFORD		
Year: 2022	2022	Assessment Year	:	2022	2021	2021		2020	2020	10/23/2017 SINF: Remove Wddk, Win doors boarded up and could not identi		
Location Information	WIP	Reason For Change		AA	F113	AA		Rev. 134	AA	damage. VJames 10/23/2017	y interior	
County	02/25/2022	As Of Date	05/27/2	2022	08/24/2021	05/15/2021		08/24/2021	05/23/2020	Sales Disclosures Sales Date: 9/25/2017		
Lake	Indiana Cost Mod	Valuation Method	Indiana Cost	Mod Indi	ana Cost Mod	Indiana Cost Mod	India	ana Cost Mod	Indiana Cost Mod	Sales Price: \$300 Tax Deed		
Township	1.0000	Equalization Factor	1.0	0000	1.0000	1.0000		1.0000	1.0000	Sale Invalid		
CALUMET TOWNSHIP		Notice Required	[\checkmark		\checkmark		\checkmark	\checkmark	MIngram/RLafayette 10/12/2017		
District 004 (Local 004) Gary Corp - Calumet Twp - Gary Sc	\$3,700 \$3,700	Land Land Res (1)		,700 ,700	\$3,600 \$3,600	\$3,600 \$3,600		\$3,600 \$3,600	\$3,600 \$3,600	12/21/2011 FDAT: QS 1118 FLDR# 3 MATTHEWS	30 9-21-95 I	
School Corp 4690 GARY COMMUNITY	\$0 \$0	Land Non Res (2) Land Non Res (3)		\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0	12/21/2011 MISC: -connected with lot as daycare	31-also used	
Neighborhood 12510-004 Neighborhood- 12510	\$14,500 \$14,500 \$0	Imp Res (1) Imp Non Res (2)	\$14 \$14		\$9,200 \$9,200 \$0	\$23,200 \$22,800 \$0		\$9,200 \$9,200 \$0	\$23,500 \$23,100 \$0			
Section/Plat	\$0	Imp Non Res (3)		\$0	\$0	\$400		\$0	\$400			
Section/Fiat	\$18,200 \$18,200	Total Total Res (1)	\$18 \$18	,200	\$12,800 \$12,800	\$26,800 \$26,400		\$12,800 \$12,800	\$27,100 \$26,700	Land Computation		
Location Address (1)	\$0	Total Non Res (2)		\$0 \$0	\$0 \$0	\$0 \$400		\$0 \$0	\$0 £400	Calculated Acreage	0.11	
4954 MASSACHUSETTS ST GARY, IN 46409	\$0	Total Non Res (3) Land Data (Star	adard Dopthy	1.5	\$0	\$400 e Lot: Res 0' X		\$0 0' X 0')	\$400	Actual Frontage	40	
GART, IN 40409	Land Drising 6		luaru Deptil.	Res 152,					rkot	Developer Discount		
Zoning	Land Pricing S Type Method I		Size Facto	r Ra	ate A Ra			6 Elig % Fa			0.11	
g			0x116 0.95			24 \$4,960				81 Legal Drain NV	0.00	
Subdivision	1 1		0.3	J 4	151 ΨI	24 φ4,500	0 /1	0 10070 0.7	JUU \$3,720	82 Public Roads NV	0.00	
Subdivision										83 UT Towers NV	0.00	
1										9 Homesite	0.00	
Lot										91/92 Acres	0.00	
										Total Acres Farmland	0.11	
Market Model										Farmland Value	\$0	
12510-004 - Residential										Measured Acreage	0.00	
Characteristics										Avg Farmland Value/Acre	0.0	
Topography Flood Hazard										Value of Farmland	\$0	
										Classified Total	\$0	
Public Utilities ERA										Farm / Classifed Value	\$0	
All										Homesite(s) Value	\$0	
Streets or Roads TIF										91/92 Value	\$0	
Paved, Sidewalk										Supp. Page Land Value		
Neighborhood Life Cycle Stage										CAP 1 Value	\$3,700	
Declining										CAP 2 Value	\$0	
Printed Sunday, January 8, 2023 Review Group 2021	Data Source N		ector 08/04/2	2020 ¥	ENYA STINE	S Appraise	r 0.8/0	07/2020 M	ARY SHAW	CAP 3 Value	\$0	
			00/04/2	1020 N			1 00/0			Total Value	\$3,700	

45-08-34-301-022.000-004 Perez, Sergio					4954 MASSACHUSETTS ST 510, 1 Family Dwell - P						latted Lot Ne			eighborhood- 12510		2/2	
General	Information	Plum	bing												Cost Lade	der	
Occupancy	Single-Family		#	TF								Floo	r Constr	Base	Finish	Value	Totals
Description	Single-Family R 01	Full Bath	1	3				Г				1	1Fr	924	924	\$75,900	
Story Height	1	Half Bath	0	0						21'		2					
Style	108 - Bungalow	Kitchen Sinks	1	1								3					
inished Area	924 sqft	Water Heaters	1	1					11'			4					
lake		Add Fixtures	0	0								1/4					
	r Finish	Total	3	5	•							1/2					
Earth	Tile				0	Г						3/4					
Slab	Carpet	Accommo	odations		2		12'					Attic					
Sub & Joist	Unfinished	Bedrooms		3					924)		Bsmt	:				
 Wood 	Other	Living Rooms		0							32'	Craw	rl	924	0	\$5,600	
Parquet		Dining Rooms		0					1e F	r		Slab					
		Family Rooms		0					1 <u>s F</u> C							Total Base	\$81,500
	l Finish	Total Rooms		3			21'					Adju	stments	1 R	ow Type	Adj. x 1.00	\$81,50
Plaster/Drywal			_	_								Unfin	Int (-)				\$
Paneling	Other	Heat 1										Ex Li	v Units (+)				\$0
Fiberboard		Central Warm A	lir						1			Rec	Room (+)				\$0
	Roofing	1							33'			Loft (+)				\$0
Built-Up	/letal Asphalt		Tile							-35		Firep	lace (+)				\$0
Wood Shingle	Other		1.1.0							5'7'5'		No H	eating (-)				\$0
										⁵ 7' ⁵		A/C (+)				\$0
	Exterior Fea								L	MSTP		No E	lec (-)				\$0
Description		Area		/alue								Plum	bing (+ / -)		5 -	- 5 = 0 x \$0	\$0
Stoop, Masonry		35	\$	1,500								Spec	Plumb (+)				\$0
						S	pecialty	Plumbing			Eleva	ator (+)				\$0	
					Descript	tion				Count	Value				Sub-Tota	l, One Unit	\$81,500
															Sub-To	tal, 1 Units	
												Exter	ior Feature	es (+)		\$1,500	\$83,000
												Gara	ges (+) 0 s	qft		\$0	\$83,000
													Quali	ty and D	esign Fac	tor (Grade)	0.8
															Locatio	on Multiplier	1.04
															Replace	ment Cost	\$73,372
	Res Si	tory Construction		, Yea	· Eff E	Eff Co	Summary Base		vements Adj			Norm	Remai	n. Abr			Impro
escription	Eligibl He	ight Construction	on Gra	de Built		ge nd	Rate	LCM	Rate	Size	RCN	Dep	Valu			bhd Mrkt	Valu
1: Single-Family I	-	1 Wood Frai	ne D.	+1 1938		75 P		1.04		924 sqft	\$73,372	75%	\$18,34	10 0 %	100% 1	.000 0.7500	\$13,800

816 sqft

\$18,955 95%

Wood Frame

1

D 1985 1985 37 VP \$27.92 1.04 \$23.23

2: Detached Garage R 01 100%

\$700

0% 100% 1.000 0.7500

\$950