

45-08-34-301-022.000-004

Perez, Sergio

4954 MASSACHUSETTS ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-301-022.000-004
Local Parcel Number 001-25-41-0108-0030

Tax ID:

Routing Number J41-108 20

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) 4954 MASSACHUSETTS 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, Sergio 4126 Butternut ST East Chicago, IN 46312-2914

Legal

BROADHURST SUB. L.30 BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/30/2017 to 01/01/1900.

Notes

8/24/2021 F113: Corrected dwelling condition from fair to poor... 8/24/2021 F134: Calumet Township Assessor Recommendation... 8/7/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 8/4/2020...

Res

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 2020-2022.

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, 40, 40x116, 0.95, \$131, \$124, \$4,960, 0%, 100%, 0.7500, \$3,720.

Land Computations

Table with columns: Computation Name, 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).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	924 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input 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 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	35	\$1,500

Plumbing

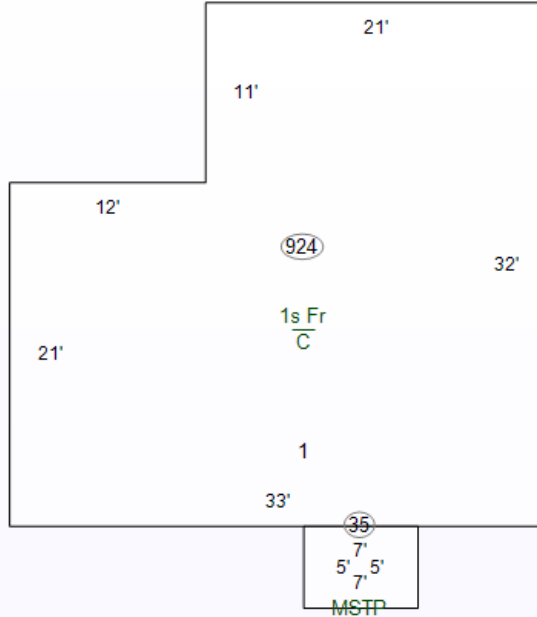
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



2

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	924	924	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	924	0	\$5,600	
Slab				

Total Base \$81,500

Adjustments 1 Row Type Adj. x 1.00 \$81,500

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$81,500

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$83,000
Garages (+) 0 sqft	\$0	\$83,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$73,372

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	1938	1947	75 P		1.04		924 sqft	\$73,372	75%	\$18,340	0%	100%	1.000	0.7500	\$13,800
2: Detached Garage R 01	100%	1	Wood Frame	D	1985	1985	37 VP	\$27.92	1.04	\$23.23	816 sqft	\$18,955	95%	\$950	0%	100%	1.000	0.7500	\$700