

45-08-34-327-021.000-004

Make Gary Great Again LLC

4990 VIRGINIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-327-021.000-004
Local Parcel Number 001-25-41-0154-0009

Tax ID:

Routing Number J41-154 14

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)
4990 VIRGINIA 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

Make Gary Great Again LLC
4607 Magoun AVE
East Chicago, IN 46312

Legal

BROADWAY GARDENS S. 53.4 FT. L.8 BL.3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Notes

8/4/2021 BPER: PERMIT DATA ENTERED #14786
8/14/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGE MADE AS OF 8/4/2020. (12510-27) S. FORD 8/14/2020
1/6/2020 SINF: Data entered sale disclosure land contract 10 years need revisited being rehabbed. 1/6/20 TCaldwell
5/21/2019 SINF: Sale Disclosure Sale Price:\$500 Sale Date:2/8/19 Valid or invalid:invalid-tax sale Any changes made to sale:

11/9/2016 17CE: (12510-14)DATA ENTERED. CORRECTED DWELLING COND FROM FAIR TO POOR. C.RATTLER, 11/09/2016.

5/5/2011 FDAT: QS 1118 FLDR#334 10-3-95 J GIBSON

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 valuation data 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, 53, 53x126, 0.98, \$131, \$128, \$6,784, 0%, 100%, 0.7500, \$5,090.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (53), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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), Total Value (\$5,100).

Data Source N/A

Collector 08/04/2020 TomikaMobile

Appraiser 08/12/2020 MARY SHAW

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 888 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 | 28   | \$1,500 |

**Plumbing**

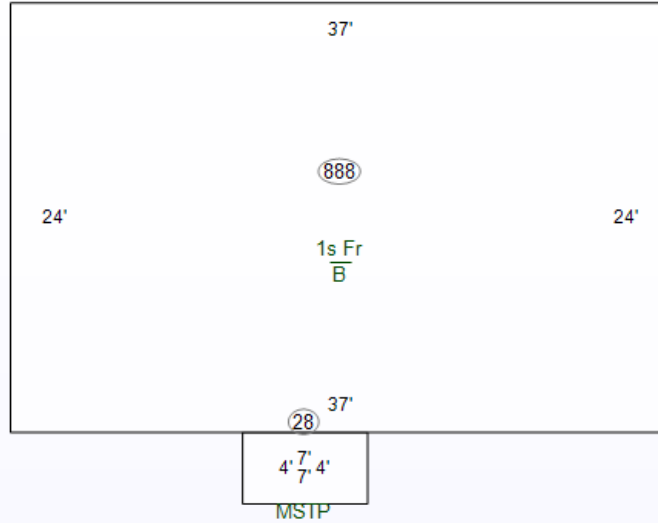
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value    | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr        | 888  | 888    | \$74,300 |        |
| 2            |      |        |          |        |
| 3            |      |        |          |        |
| 4            |      |        |          |        |
| 1/4          |      |        |          |        |
| 1/2          |      |        |          |        |
| 3/4          |      |        |          |        |
| Attic        |      |        |          |        |
| Bsmt         | 888  | 0      | \$25,000 |        |
| Crawl        |      |        |          |        |
| Slab         |      |        |          |        |

**Total Base** \$99,300

**Adjustments 1 Row Type Adj. x 1.00** \$99,300

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

**Sub-Total, One Unit** \$99,300

**Sub-Total, 1 Units**

|                                   |         |           |
|-----------------------------------|---------|-----------|
| Exterior Features (+)             | \$1,500 | \$100,800 |
| Garages (+) 0 sqft                | \$0     | \$100,800 |
| Quality and Design Factor (Grade) | 0.90    |           |
| Location Multiplier               | 1.04    |           |
| <b>Replacement Cost</b>           |         | \$94,349  |

**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+2   | 1956       | 1956     | 66 P          |           | 1.04 |          | 1,776 sqft | \$94,349 | 70%      | \$28,300      | 0%      | 100% | 1.000 | 0.7500 | \$21,200     |