

45-09-06-379-005.000-004

Boulware, Armond

819 ELKHART ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2521

1/2

General Information

Parcel Number 45-09-06-379-005.000-004

Local Parcel Number 001-25-45-0075-0042

Tax ID:

Routing Number J45-075 149

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 2521-004 Neighborhood- 2521

Section/Plat

Location Address (1) 819 ELKHART ST GARY, IN 46403

Zoning

Subdivision

Lot

Market Model 2521-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, January 8, 2023

Review Group 2019

Ownership

Boulware, Armond 819 Elkhart ST Gary, IN 46403

Legal

INDIAN HILLS ADD. L.37 & 38 BL.6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/04/2022 to 01/01/1900.

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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 F, F, 60, 60x122, 0.97, \$125, \$121, \$7,260, 0%, 100%, 1.0500, \$7,620.

Notes

10/4/2022 RVLD: Correct cond of dwelling from fr to pr. Completely gutted. 10/4/22 DCourtney
6/23/2022 RYR1-23: NO PHYSICAL CHARACTERISTIC CHANGES AS OF 06.23.22 KSTINES

11/8/2021 SINP: No changes per field inspection.

DATA ENTERED SALE DISCLOSURE INVALID
SALE DATE 06/09/2021
SALE PRICE \$6,900.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.
KMORTON12/15/2021

8/29/2018 RYR1-19: FLD #2521-78- DATA ENTERED: PROPERTY ASSESSED CORRECTLY .C.RATTLER, 08/29/2018

12/8/2014 15CE: 2015 Cyclical Entered 2521-5 CORRECTED GRADE TO D+2 AND CHANGED COND TO P 12/08/2014 CRATTLER

12/8/2014 FDAT: QS 1708 FLDR# 2036 T HAWKINS 7/27/95

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.17), Actual Frontage (60), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$7,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,600).

Data Source N/A

Collector 07/09/2018 Dion Courtney

Appraiser 08/24/2018 DANNY CRUZ

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 1106 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	\$0

Plumbing

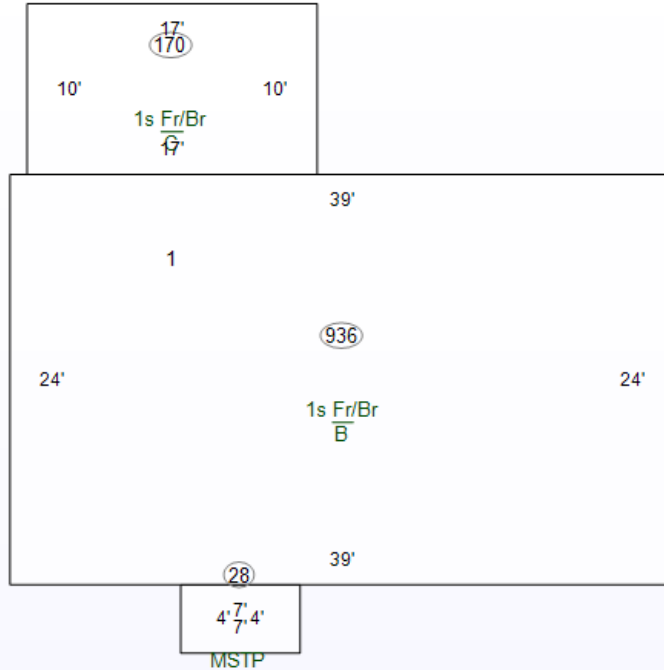
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	1106	1106	\$90,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	936	0	\$25,400	
Crawl	170	0	\$3,000	
Slab				

Total Base \$119,100

Adjustments 1 Row Type Adj. x 1.00 \$119,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$119,900

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$121,400
Garages (+) 0 sqft	\$0	\$121,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$113,630

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	4/6 Masonry	D+2	1954	1954	68 P		1.04		2,042 sqft	\$113,630	70%	\$34,090	0%	100%	1.000 1.0500	\$35,800