

45-09-06-380-022.000-004

Jeffers, Jody

812 FLOYD ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 2521

1/4

General Information

Parcel Number 45-09-06-380-022.000-004
Local Parcel Number 001-25-45-0076-0005

Tax ID:

Routing Number J45-076 219

Property Class 520 2 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) 812 FLOYD ST GARY, IN 46403

Zoning

Subdivision

Lot

Market Model 2521-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, January 8, 2023

Review Group 2019

Ownership

Jeffers, Jody 7340 Forrest Gary, IN 46403

Legal

RESUB. BLKS. 3, 7 & 8 INDIAN HILLS ADD. LOTS 4 & 5 BL.7



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/05/2017 to 01/01/1900.

Notes

6/23/2022 RYR1-23: NO PHYSICAL CHARACTERISTIC CHANGES AS OF 06.23.22 KSTINES
8/30/2018 RYR1-19: FLD #2521-78 - DATA ENTERED: R01 PROPERTY ASSESSED CORRECTLY- R02 CORRECTED DWELLING COND FROM POOR TO VERY POOR AND S/V DWELLING AT \$2000 . C.RATTLER, 08/30/2018
1/9/2018 SINP: Sale Disclosure Data Entered : Sale Date :12/05/17 Sale Price :1100.00 valid Sale

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, 60, 60x121, 0.96, \$125, \$120, \$7,200, 0%, 100%, 1.0500, \$7,560.

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 07/10/2018 Dion Courtney Appraiser 08/24/2018 DANNY CRUZ

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	844 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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	96	\$2,500
Canopy, Roof Extension	96	\$1,200

**Plumbing**

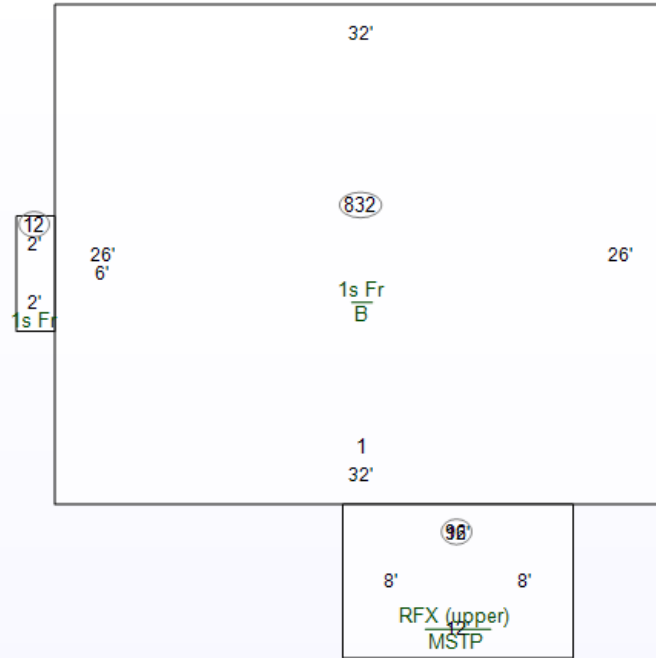
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2	6'
<b>Living Rooms</b>	0	
<b>Dining Rooms</b>	0	
<b>Family Rooms</b>	0	
<b>Total Rooms</b>	5	

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	844	844	\$71,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		832	0	\$23,900	
Crawl					
Slab					

<b>Total Base</b>		\$95,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$95,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:844	\$3,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$99,000
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$3,700	\$102,700
Garages (+) 0 sqft	\$0	\$102,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		\$96,127

**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	1937	1937	85 P		1.04		1,676 sqft	\$96,127	75%	\$24,030	0%	100%	1.000	1.0500	\$25,200

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 02  
**Story Height** 1  
**Style** 112 - Conventional  
**Finished Area** 440 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**

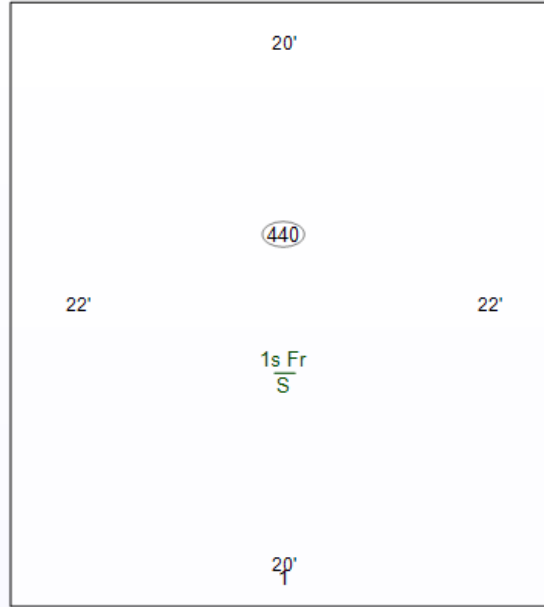
**#** **TF**  
**Full Bath** 1 3  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 3 5

**Accommodations**

**Bedrooms** 1  
**Living Rooms** 0  
**Dining Rooms** 0  
**Family Rooms** 0  
**Total Rooms** 4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

**Description** **Count** **Value**

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	440	440	\$46,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		440	0	\$0	
				<b>Total Base</b>	\$46,800

**Adjustments** **1 Row Type Adj. x 1.00** **\$46,800**

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
<b>Sub-Total, One Unit</b> \$46,800	
<b>Sub-Total, 1 Units</b>	

Exterior Features (+)	\$0	\$46,800
Garages (+) 0 sqft	\$0	\$46,800
Quality and Design Factor (Grade)		0.80
Location Multiplier		1.04
<b>Replacement Cost</b>		\$38,938

**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 02	0%	1	sv	D	1937	1937	85 VP		1.04		440 sqft		95%		0%	100%	1.000	1.0500	\$2,000

