**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

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** 

Paved, Sidewalk

2521-004 - Residential

Character	ISTICS
<b>Topography</b> Level	Flood Hazard
Public Utilities	ERA
All	
Streets or Roads	TIF

**Neighborhood Life Cycle Stage** 

Other

Printed Sunday, January 8, 2023 Review Group 2019

	Ownership		Tra	ansfer of Own	ership			
	Jeffers, Jody	Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	١
7340 Forrest Gary, IN 46403		12/05/2017	Jeffers, Jody	029576	Ta	1	\$0	
	Gary, 114 40403	03/06/2013	Investment Home Buil	11116	SW	1	\$0	
		08/03/2012	Federal Home Loan M		WD	1	\$35,849	
	Legal	05/24/1993	SHERIFF JOHN BUN		WD	1	\$0	
	RESUB. BLKS. 3, 7 & 8 INDIAN HILLS ADD. LOTS	01/01/1900	GARCIA, SERGIO		WD	1	\$0	

4 & 5 BL.7

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)										
2022	Assessment Year	2022	2021	2020	2019	2018				
WIP	Reason For Change	AA	AA	AA	AA	AA				
02/26/2022	As Of Date	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018				
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod				
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000				
	Notice Required	<b>~</b>	~	$\checkmark$	<b>~</b>	~				
\$7,600	Land	\$7,600	\$7,600	\$7,600	\$6,500	\$6,000				
\$7,600	Land Res (1)	\$7,600	\$7,600	\$7,600	\$6,500	\$6,000				
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0				
\$27,200	Improvement	\$27,200	\$25,800	\$25,100	\$21,800	\$25,500				
\$25,200	Imp Res (1)	\$25,200	\$23,800	\$23,100	\$19,800	\$18,100				
\$2,000	Imp Non Res (2)	\$2,000	\$2,000	\$2,000	\$2,000	\$7,400				
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0				
\$34,800	Total	\$34,800	\$33,400	\$32,700	\$28,300	\$31,500				
\$32,800	Total Res (1)	\$32,800	\$31,400	\$30,700	\$26,300	\$24,100				
\$2,000	Total Non Res (2)	\$2,000	\$2,000	\$2,000	\$2,000	\$7,400				
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0				
	Land Data (Stan	dard Denth: Res	132' Cl 132' Ba	se Lot: Res 0' X 0	)' CI 0' X 0')					

		Land Data (C	otanuanu i	Depuii. Ite	5 132, 01 132	Dase Lui	. INGS U A U	, 01 0	<b>~</b> • <i>j</i>		
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F	60	60x121	0.96	\$125	\$120	\$7,200	0%	100%	1.0500	\$7,560

Neighborhood- 2521

V/I

**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 SINF: Sale Disclosure Data Entered : Sale Date :12/05/17 Sale Price :1100.00 valid Sale

7/9/2015 15CE: 2015 Cyclical Entered 2521-6 CORRECTED GRADE TO D+2 12/06/2014 CRATTLER

Land Computat	ions
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
33 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 / Classifed 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

lacksquare

**Collector** 07/10/2018

**Appraiser** 08/24/2018

DANNY CRUZ

Dion Courtney

45-09-06-380-0	22.000-004	Jeffe	ers, Jody				812 FLO	YD ST			520, 2 Fam	ily Dwell - F	Platted L	ot	Nei	ghbo	rhood-	2521	2/4
General	Information		Plumbir	ıg											C	Cost L	adder		
Occupancy	Single-Fami	у		#	TF								Floor	Constr I	Base	Finis	h	Value	Totals
Description	Single-Family R 0	1 Full	l Bath	1	3					32'			1	1Fr	844	84	4 \$	71,200	
Story Height		1 Half	f Bath	0	0					32			2						
Style	108 - Bungalo	W Kito	hen Sinks	1	1								3						
Finished Area	844 sq	CL.	ter Heaters	1	1								4						
Make			d Fixtures	0	0								1/4						
Floo	r Finish	Tota		3	5								1/2						
Earth	Tile		<b>-</b>	Ū	Ū					832			3/4						
Slab	✓ Carpet		Accommoda	ations		(12)	1						Attic						
Sub & Joist	Unfinished	Bec	drooms		2 6'	2	26' 6'					26'	Bsmt		832		0 \$	23,900	
Wood	Other		ng Rooms		0	2.	"			1 <u>s F</u> r			Crawl		032		υ ψ	23,300	
Parquet			ing Rooms		0	2' 1s Fı	ł			B			Slab						
a.quot			nily Rooms		0		]						Siab				T-4-	. D	<b>#05.400</b>
Wal	Finish		al Rooms		5								A	. 4 4 -	4.5	<del>-</del> -		I Base	\$95,100
✓ Plaster/Drywal	I <b>✓</b> Unfinished	_ 101	ai Rooms		3								_	stments	1 K	ow iy	pe Adj.	X 1.00	\$95,100
Paneling	Other		Heat Typ	ое						1			Unfin	. ,					\$0
Fiberboard		Cen	ntral Warm Air							32'				Units (+)					\$0
			That Walling the											Room (+)					\$0
	Roofi	ng									96)		Loft (-						\$0
Built-Up N	1etal ✓ Asphal	t 🗌 S	Slate T	ile							0			ace (+)					\$0
Wood Shingle	Other									8'	8'			eating (-)					\$0
	Exterior F	aturos								RF	X (upper) MSTP		A/C (+					1:844	\$3,900
Description	Exterior F	alures	Area	Ve	alue						MSTP		No El	ec (-)					\$0
													Plumb	oing (+ / -)			5 – 5 =	0 x \$0	\$0
Stoop, Masonry			96		500								Spec	Plumb (+)					\$0
Canopy, Roof Ext	ension		96	\$1,	200			S	pecialty	Plumbir	ıg		Eleva	tor (+)					\$0
						Desc	cription				Count	Value			5	Sub-T	otal, Or	e Unit	\$99,000
																Sub-	-Total, 1	Units	
													Exteri	or Features	(+)			\$3,700	\$102,700
													Garag	ges (+) 0 sqff				\$0	\$102,700
														Quality	and De	esign l	Factor (	Grade)	0.90
														·		Loc	ation M	ultiplier	1.04
																	acemen	•	\$96,127
								Summary	of Impre	ovement	s								
<b>D</b>	Res	Story	<b>2</b>		Year	Eff	Eff Co	Base		Adj		D.C.	Norm	Remain.	Abn				Improv
Description	Eligibl I		Construction	Grade	Built		Age nd	Rate	LCM	Rate	Size	RCN	Dep	Value	Obs		Nbhd	Wrkt	Value
1: Single-Family F	R 01 100%	1	Wood Frame	D+2	1937	1937	85 P		1.04		1,676 sqft	\$96,127	75%	\$24,030	0%	100%	6 1.000	1.0500	\$25,200

\$27,200 Total all pages Total this page \$25,200

45-09-06-380-0	22.000-004	Jeffers, Jody			812 FLC	DYD ST		;	520, 2 Family	Dwell -	Platted	Lot	Nei	ghborl	nood- 2521	3/4
General	Information	Plumbii	ng										C	ost La	dder	
Occupancy	Single-Family		#	TF							Floo	or Constr	Base	Finish	Value	Totals
Description	Single-Family R 02	Full Bath	1	3						_	1	1Fr	440	440	\$46,800	
Story Height	1	Half Bath	0	0							2					
Style	112 - Conventional	Kitchen Sinks	1	1			20	r .			3					
Finished Area	440 sqft	Water Heaters	1	1							4					
Make		Add Fixtures	0	0							1/4					
	or Finish	Total	3	5							1/2					
Earth	Tile										3/4					
<b>✓</b> Slab	Carpet	Accommod	ations								Attic	;				
Sub & Joist	Unfinished	Bedrooms		1			44	0			Bsm					
Wood	Other	Living Rooms		0							Crav	νl				
Parquet		Dining Rooms		0	22	2'			22'		Slab		440	0	\$0	
		Family Rooms		0											Total Base	\$46,800
	ll Finish	Total Rooms		4			1 <u>s</u>	r			Adi	ustments	1 R	avT wo	e Adj. x 1.00	\$46,800
✓ Plaster/Drywa							S					n Int (-)				\$0
Paneling	Other	Heat Ty	pe									iv Units (+)				\$0
Fiberboard		Central Warm Air										Room (+)				\$0
	Roofing	A .									Loft					\$0
Duille Lie	Metal ✓ Asphalt	Slate T	::1_									place (+)				\$0
			iie									Heating (-)				\$0
Wood Shingle							2	•			A/C					\$0
	Exterior Fea	ntures										Elec (-)				\$0
Description		Area	1	/alue								nbing (+ / -)		5	$5 - 5 = 0 \times $0$	\$0
												c Plumb (+)				\$0
						S	pecialty l	Plumbing				ator (+)				\$0
					Description		,		Count	Value		( )		Sub-Tot	al, One Unit	\$46,800
															otal, 1 Units	, ,,,,,
											Exte	rior Features	s (+)		\$0	\$46,800
												ages (+) 0 sc			\$0	\$46,800
														esian Fa	actor (Grade)	0.80
													,	_	ion Multiplier	1.04
															ement Cost	\$38,938
						Summary	of Impro	/ements								7-1,300
Description	Res S	tory Eight Construction	Gran	Yea		o Base	LCM	Adj	Size	RC	Norm	Remair	n. Abn	DC.	Nbhd Mrkt	Improv
•					t Year Age no			Rate		RU	рер					Value
1. Single-Family	D 11.7 11.0%	1 91/		11 102	7 1037 85 \/E	,	1 0/		110 caft		05%		(10%	7/1/1/0/2	1 000 1 0500	92 000

Total all pages \$27,200 Total this page \$2,000