

45-09-07-102-007.000-004

Vasquez, Isaac

5103 E 10TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2521

1/2

General Information

Parcel Number 45-09-07-102-007.000-004
Local Parcel Number 001-25-41-0274-0026

Tax ID:

Routing Number J41-274 28

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)
5103 E 10TH AVE
GARY, IN 46403

Zoning

Subdivision

Lot

Market Model
2521-004 - Residential

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, January 8, 2023
Review Group 2019

Ownership

Vasquez, Isaac
2436 Old Hobart RD
Lake Station, IN 46405

Legal

AETNA MANOR 3RD SUB. LOT 76



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/20/2019 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.

Notes

1/22/2020 SINP: Data entered Sales Disclosure. Sold 11-20-19 for \$5,450.
8/29/2018 RYR1-19: 2521/2522-80 Data Entered Assessment corrected A. Boudreaux 8/29/2018
7/10/2015 15CE: 2015 Cyclical Entered CORRECTED GRADE TO D+1 AND CHANGED CONDITION FROM FAIR TO POOR. S.FORD 12/13/2014 (2521-4)
7/10/2015 F113: Form 113 ADDED 25 PERCENT ECONOMIC OBSOLESCE (RENTAL UNIT) KBS

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (46), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$5,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,800).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 750 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
Patio, Concrete	189	\$1,200
Patio, Concrete	210	\$1,200
Patio, Concrete	200	\$1,200

Plumbing

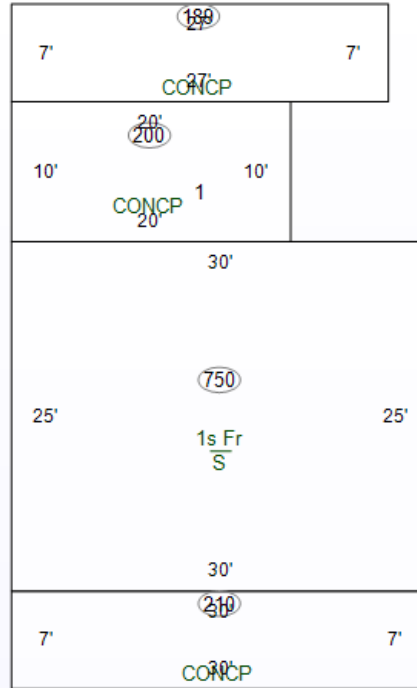
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	750	750	\$65,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	750	0	\$0	
Total Base			\$65,100	

Adjustments

1 Row Type Adj. x 1.00	\$65,100
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$65,100
Sub-Total, 1 Units	
Exterior Features (+)	\$3,600
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	1.04
Replacement Cost	\$60,731

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	1953	1954	68 P		1.04		750 sqft	\$60,731	70%	\$18,220	0%	100%	1.000 1.0500	\$19,100