

45-07-12-207-015.000-004

GaryInd Properties LLC

1024 DURBIN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2550

1/2

General Information

Parcel Number 45-07-12-207-015.000-004
Local Parcel Number 001-25-45-0341-0007

Tax ID:

Routing Number J45-341

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 2550-004
Neighborhood- 2550

Section/Plat

Location Address (1)
1024 DURBIN ST
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model
2550-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

GaryInd Properties LLC
3225 McLeod Drive Suite 100
Las Vegas, NV 89121

Legal

J. R. LITTLES 1ST ADD. L.7 BL.2 S.1.5FT. L.6 BL.2
N.12.5FT. L.8 BL.2



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

8/30/2022 SINP: Data entered sale disclosure sale date 6/3/22 sale price \$12,000.00 not open market sale invalid sale.
9/20/2021 SINP: Data entered sales disclosure. Invalid - Tax Sale.
9/18/2020 RYR-31: NO PHYSICAL CHARACTERISTICS CHANGES ON THIS DAY 9-18-20 2550-18 KSTINES
10/11/2016 17CE: 2550-3 CORRECTIONS DATA ENTERED GRADE D+2 TO D+1. J. AYERS

6/15/2015 FIRE: Fire Damage DWELLING BURNED CHANGED FROM POOR TO VERY POOR 05/19/14

6/15/2015 MIS1: Miscellaneous 1 FRM113, 8/16/08 GRADE C-1 TO D+2, COND AV TO FR AG

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 112 - Conventional  
**Finished Area** 780 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	15	\$1,500

**Plumbing**

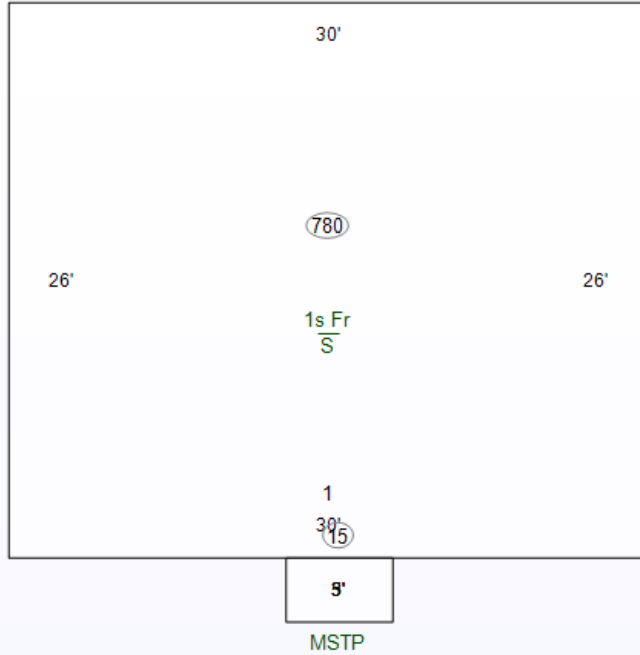
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<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	780	780	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	780	0	\$0	
<b>Total Base</b>			\$66,600	

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$66,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,500	\$68,100
Garages (+) 0 sqft	\$0	\$68,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
<b>Replacement Cost</b>		\$60,200

**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	1953	69 VP		1.04		780 sqft	\$60,200	95%	\$3,010	0%	100%	1.000 0.9200	\$2,800