

45-07-12-207-020.000-004

381 Investments Inc

1056 DURBIN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2550

1/2

General Information

Parcel Number 45-07-12-207-020.000-004
Local Parcel Number 001-25-45-0341-0015

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)
1056 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

381 Investments Inc
3715 W 20th PL
Gary, IN 46408

Legal

J. R. LITTLES 1ST ADD. L.15 BL.2 S.14.5FT L.14 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Notes

1/22/2021 SINP: Data entered Sales Disclosure. \$1,300. Tax Sale, Invalid.
9/18/2020 RYR3-21: POOR TO VERY POOR ON THIS DAY 9-18-20 2550-18 KSTINES
10/11/2016 17CE: 2550-3 CORRECTED DATA ENTERED CHANGED COND F TO P, OBS 40%, GRADE C-1 TO D+1. J. AYERS
12/7/2011 FDAT: QS 409 FLDR# 77 5/4/95 I MATTHEWS

Res

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 values 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, 51, 51x125, 0.98, \$152, \$149, \$7,599, 0%, 100%, 0.8800, \$6,690.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.15), Actual Frontage (51), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$6,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,700).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	884 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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	15	\$1,500

Plumbing

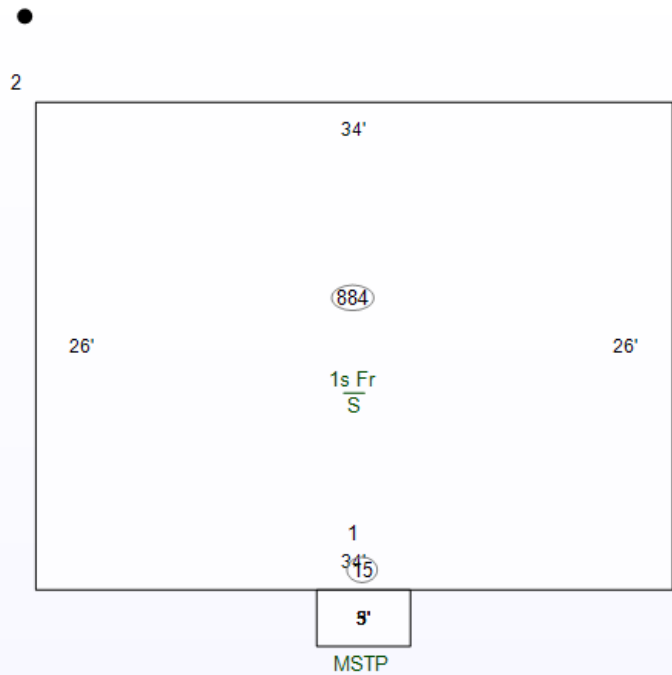
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	884	884	\$72,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	884	0	\$0	
Total Base			\$72,800	

Adjustments

1 Row Type Adj. x 1.00	\$72,800
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

Sub-Total, One Unit \$72,800

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$74,300
Garages (+) 0 sqft	\$0	\$74,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$65,681

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		884 sqft	\$65,681	95%	\$3,280	40%	100%	1.000	0.9200	\$1,800
2: Detached Garage R 01	100%	1	Wood Frame	D	1963	1963	59 VP	\$35.01	1.04	\$29.13	20'x22'	\$12,816	95%	\$640	0%	100%	1.000	0.9200	\$600