Notes

1/22/2021 SINF: Data entered Sales Disclosure.

9/18/2020 RYR3-21: POOR TO VERY POOR ON

10/11/2016 17CE: 2550-3 CORRECTED DATA

ENTERED CHANGED COND F TO P. OBS 40%.

12/7/2011 FDAT: QS 409 FLDR# 77 5/4/95 I

THIS DAY 9-18-20 2550-18 KSTINES

GRADE C-1 TO D+1, J. AYERS

\$1,300. Tax Sale, Invalid.

MATTHEWS

45-07-12-207-020.000-004 **General Information**

381

381

371

Gary, IN 46408

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

Printed

Market Model

2550-004 - Residential

Character	istics
Topography Level	Flood Hazard
Public Utilities All	ERA
Streets or Roads Paved, Sidewalk	TIF
Neighborhood Life Static	Cycle Stage

Saturday, January 7, 2023 Review Group 2021

1 Investments Inc	1056 DU
Ownership	
I Investments Inc	Date
15 W 20th PL	10/01/000

Legal

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

Transfer of Ownership												
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I						
12/21/2020	381 Investments Inc		Ta	2021/	\$0	- 1						
03/26/2018	Ratliff, Preston	11603	Qu	1	\$0	I						
02/16/2018	Artis, Diane	300478	Ta	1	\$0	- 1						
04/02/2009	Castillo, Benito		WD	1	\$0	- 1						
01/01/1900	BLACKMON, GREGO		WD	1	\$0	I						

Transfer of Ownership												
Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/							
381 Investments Inc		Ta	2021/	\$0								
Ratliff, Preston	11603	Qu	1	\$0								
Artis, Diane	300478	Ta	1	\$0								
Castillo, Benito		WD	1	\$0								
BLACKMON, GREGO		WD	1	\$0								
	Owner 381 Investments Inc Ratliff, Preston Artis, Diane Castillo, Benito	Owner Doc ID 381 Investments Inc Ratliff, Preston 11603 Artis, Diane 300478 Castillo, Benito	Owner Doc ID Code 381 Investments Inc Ta Ratliff, Preston 11603 Qu Artis, Diane 300478 Ta Castillo, Benito WD	381 Investments Inc Ta 2021/ Ratliff, Preston 11603 Qu / Artis, Diane 300478 Ta / Castillo, Benito WD /	Owner Doc ID Code Book/Page Adj Sale Price 381 Investments Inc Ta 2021/ \$0 Ratliff, Preston 11603 Qu / \$0 Artis, Diane 300478 Ta / \$0 Castillo, Benito WD / \$0							

510, 1 Family Dwell - Platted Lot

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						
01/09/2022	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	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000						
	Notice Required	~	~	~	~	\checkmark						
\$6,700	Land	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700						
\$6,700	Land Res (1)	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700						
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0						
\$2,400	Improvement	\$2,400	\$2,200	\$10,000	\$10,000	\$10,000						
\$2,400	Imp Res (1)	\$2,400	\$2,200	\$10,000	\$10,000	\$10,000						
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0						
\$9,100	Total	\$9,100	\$8,900	\$16,700	\$16,700	\$16,700						
\$9,100	Total Res (1)	\$9,100	\$8,900	\$16,700	\$16,700	\$16,700						
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0						
	Land Data (Stan	dard Donth: Boo	1201 CL 1201 Box	and att. Don O' V O	L CLOLY OIL							

		Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 0' X 0', Cl 0' X 0')									
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value			Market Factor	Value
F	F	51	51x125	0.98	\$152	\$149	\$7.599	0%	100%	0.8800	\$6.690

Land Computa	itions
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 / Classifed 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

Data Source External Only

Collector 09/16/2020

KENYA STINES

Appraiser 09/18/2020

MARY SHAW

45-07-12-207-0	20.000-004	381 Investr	nents Ir	nc		1056 DU	RBIN ST		510, 1 Family Dwell - Platted Lot Neighborhood- 2550			50 2/2					
General	Information	P	lumbing											(Cost La	dder	
Occupancy	Single-Family			# TF								Floo	or Constr	Base	Finish	Valı	ue Totals
Description	Single-Family R 01	Full Bath		1 3	•							1	1Fr	884	884	\$72,8	00
Story Height	1	Half Bath		0 0								2					
Style	135 - Ranch		nks	1 1	2							3					
Finished Area	884 sqft	Water Heat	ters	1 1	Г				0.41			4					
Make		Add Fixtur	es	0 0					34'			1/4					
	r Finish	Total		3 5								1/2					
Earth	✓ Tile											3/4					
✓ Slab	✓ Carpet	Accor	nmodati	ons								Attic	;				
Sub & Joist	Unfinished	Bedrooms		2								Bsm	nt				
Wood	Other	Living Roo	ms	0				(884)			Crav	wl				
Parquet		Dining Roo	oms	0								Slab)	884	0	;	\$0
		Family Roo	oms	0		26'					26'					Total Bas	se \$72,800
	Finish	Total Roon	ns	2				1	s Fr S			Adj	ustments	1 R	ow Typ	e Adj. x 1.0	
✓ Plaster/Drywal									S			Unfi	n Int (-)			-	\$0
Paneling	Other		eat Type									Ex L	iv Units (+)				\$0
Fiberboard		Central Wa	rm Air										Room (+)				\$0
	Roofing	n										Loft					\$0
Built-Up N	letal ✓ Asphalt	Slate	Tile						1				place (+)				\$0
Wood Shingle	Other	Slate							3 1 5			No I	Heating (-)				\$0
					_							A/C					\$0
	Exterior Fea								5'				Elec (-)				\$0
Description		Aı	rea	Value					MSTP				mbing (+ / -)		Ę	$5 - 5 = 0 \times 3$	
Stoop, Masonry			15	\$1,500									c Plumb (+)				\$0
							S	pecialty	Plumbing			Elev	ator (+)				\$0
					Des	cription				Count	Value			;	Sub-To	al, One Ur	nit \$72,800
						•									Sub-T	otal, 1 Uni	
												Exte	erior Features	(+)		\$1,50	00 \$74,300
												Gar	ages (+) 0 sqf	t		;	\$0 \$74,300
													Quality	and D	esign F	actor (Grad	
													,		_	ion Multipli	
															Replac	ement Co	st \$65,681
							Summary	of Impre	ovements								
Description	Res S	Story	41	Yea	r Eff		Base		Adj	0:-	DC**	Norm	Remain.	Abn	1 00	NIL L	Improv
Description	Eligibl He	Story eight Constru	uction (Grade Bui		Age nd	Rate	LCM	Rate	Size	RCN	Dep				Nbhd Mi	Value
1: Single-Family F	R 01 100%	1 Woo	d Frame	D+1 195	3 1953	69 VP		1.04		884 sqft	\$65,681	95%	\$3,280	40%	100%	1.000 0.92	\$1,800

D 1963 1963 59 VP \$35.01 1.04 \$29.13

2: Detached Garage R 01 100%

Wood Frame

Total all pages \$2,400 Total this page \$2,400

20'x22'

\$12,816 95%

\$640 0% 100% 1.000 0.9200

\$600