

45-07-13-252-015.000-003

381 Investments Inc

2326 HANLEY ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2552

1/2

**General Information**

**Parcel Number**  
45-07-13-252-015.000-003

**Local Parcel Number**  
001-41-49-0454-0018

**Tax ID:**

**Routing Number**  
J49-454

**Property Class 510**  
1 Family Dwell - Platted Lot

**Ownership**

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

**Legal**  
MIDWAY GARDENS SECOND ADD. N1/2 L.11 BL.2

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2020	381 Investments Inc		Ta	2021/	\$0	I
01/26/2016	Heston, Melvin Daryl	1657	Af	/	\$0	I
04/06/2004	Heston, Leona (re-rec		WD	/	\$0	I
04/05/2004	HESTON, LEONA		WD	/	\$0	I
03/31/2004	HESTON, LEONA AN		WD	/	\$0	I
01/01/1900	HESTON, LEONA L /		WD	/	\$0	I

**Notes**

1/22/2021 SINP: Data entered Sales Disclosure. \$2,100. Tax Sale, Invalid.

12/3/2019 RYR2-20: No physical characteristic changes made as of 12/03/2019 fld 2552-4

10/21/2016 17CE: Changed dwell from D to D+1. Applied 10% obso. j tillman 2552-4



Res

**Year: 2022**

**Location Information**

**County**  
Lake

**Township**  
CALUMET TOWNSHIP

**District 003 (Local 003 )**  
Gary Corp - Calumet Twp - Lake Ri

**School Corp 4650**  
LAKE RIDGE

**Neighborhood 2552-003**  
Neighborhood- 2552

**Section/Plat**

**Location Address (1)**  
2326 HANLEY ST  
GARY, IN 46406

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
01/09/2022	<b>As Of Date</b>	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	<b>Valuation Method</b>	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
	<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>\$3,900</b>	<b>Land</b>	<b>\$3,900</b>	<b>\$3,900</b>	<b>\$3,900</b>	<b>\$3,900</b>	<b>\$3,900</b>
\$3,900	Land Res (1)	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$27,200</b>	<b>Improvement</b>	<b>\$27,200</b>	<b>\$27,900</b>	<b>\$27,900</b>	<b>\$27,900</b>	<b>\$28,000</b>
\$26,500	Imp Res (1)	\$26,500	\$27,300	\$27,300	\$27,300	\$27,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$700	Imp Non Res (3)	\$700	\$600	\$600	\$600	\$700
<b>\$31,100</b>	<b>Total</b>	<b>\$31,100</b>	<b>\$31,800</b>	<b>\$31,800</b>	<b>\$31,800</b>	<b>\$31,900</b>
\$30,400	Total Res (1)	\$30,400	\$31,200	\$31,200	\$31,200	\$31,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$700	Total Non Res (3)	\$700	\$600	\$600	\$600	\$700

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		38	38x125	0.98	\$119	\$117	\$4,446	0%	100%	0.8800	\$3,910

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
2552-003 - Residential

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**ERA**

**Streets or Roads** Paved

**TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Saturday, January 7, 2023  
Review Group 2020

Data Source N/A Collector 11/06/2019 Darrick Washington Appraiser 11/25/2019 KENYA STINES

**Land Computations**

Calculated Acreage	0.11
Actual Frontage	38
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$3,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$3,900</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	112 - Conventional
<b>Finished Area</b>	1248 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" 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	120	\$2,700

**Plumbing**

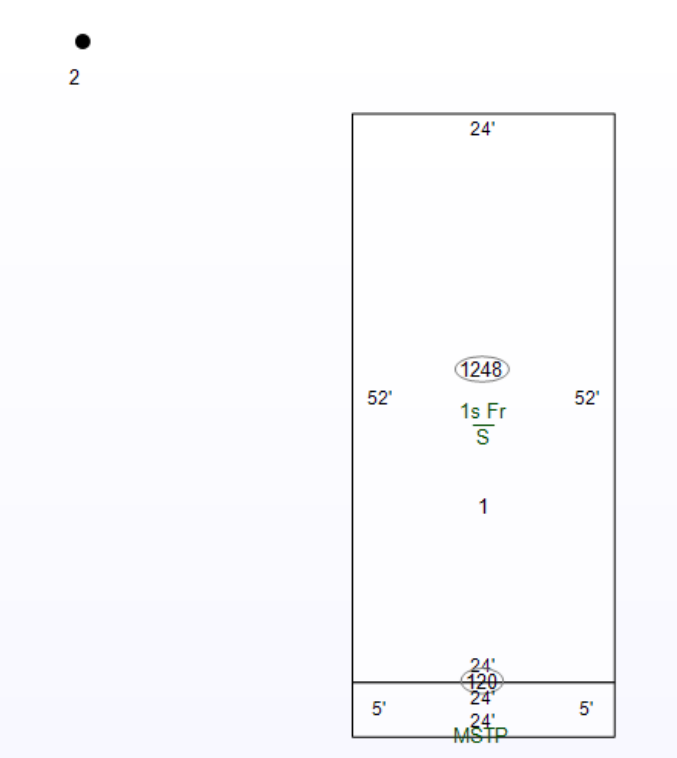
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	3

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1248	1248	\$92,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1248	0	\$0	
<b>Total Base</b>			\$92,100	

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Totals
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>		\$92,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,700	\$94,800
Garages (+) 0 sqft	\$0	\$94,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
<b>Replacement Cost</b>		\$83,803

**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	1961	1961	61 F		1.04		1,248 sqft	\$83,803	60%	\$33,520	10%	100%	1.000	0.8800	\$26,500
2: Utility Shed R 01	0%	1		D	2002	2002	20 F	\$26.02	1.04	\$21.65	10'x8'	\$1,732	55%	\$780	0%	100%	1.000	0.8800	\$700