

45-07-13-253-016.000-003

Risteovski, Aleksandar

2384 DURBIN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2552

1/2

General Information

Parcel Number 45-07-13-253-016.000-003
Local Parcel Number 001-41-49-0455-0009

Tax ID:

Routing Number J49-455

Property Class 510
1 Family Dwell - Platted Lot

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)
2384 DURBIN ST
GARY, IN 46406

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

Ownership

Risteovski, Aleksandar
7428 E 120th AVE
Crown Point, IN 46307

Legal

MIDWAY GARDENS SECOND ADD. ALL L.9 BL.3



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 (WIP, AA), As Of Date (09/01/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$7,700), Land Res (1) (\$7,700), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$35,100), Imp Res (1) (\$35,100), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$42,800), Total Res (1) (\$42,800), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (75), Size (75x125), Factor (0.98), Rate (\$119), Adj. Rate (\$117), Ext. Value (\$8,775), Infl. % (0%), Res Elig % (100%), Market Factor (0.8800), Value (\$7,720)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 06/07/2022 to 10/09/2012.

Res

Notes

9/1/2022 SINIF: DATA ENTERED SALES DISCLOSURE INVALID
SALE DATE 06/09/2022
SALE PRICE \$125,000.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.
9/22/2021 SINIF: REMOVED RX UPPER
Data entered Sales Disclosure. Sold 06-09-21 for \$3,110.80. Invalid sale - Tax Sale.
12/3/2019 RYR2-20: No physical characteristic changes made as of 12/03/2019 fld 2552-4

8/21/2017 SINIF: Data Entered Sales Disclosure, Sale date 5/4/2017, Sale Price \$2,500.00, Invalid.

10/21/2016 17CE: Changed dwell from C-1 to D+1, vp to fair cond. j tillman 2552-4

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.22, Actual Frontage 75, Developer Discount, Parcel Acreage 0.22, 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 0.22, 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 \$7,700, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$7,700)

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	135 - Ranch
<b>Finished Area</b>	1175 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Stoop, Masonry	60	\$1,800

**Plumbing**

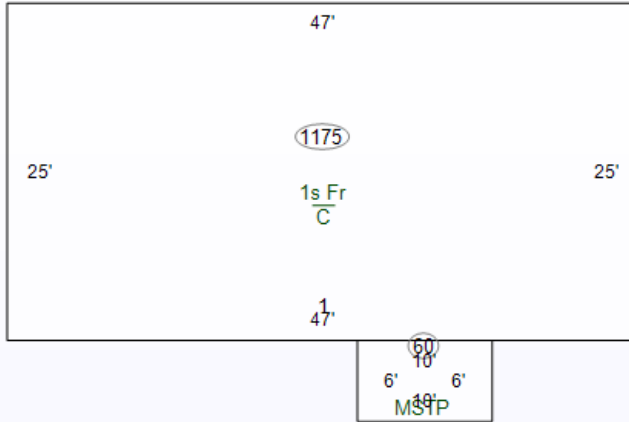
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
--------------------	--------------	--------------

**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	1175	1175	\$88,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1175	0	\$6,300	
Slab				

**Total Base** \$94,900

**Adjustments** 1 Row Type Adj. x 1.00 \$94,900

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

**Sub-Total, One Unit** \$94,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,800	\$96,700
Garages (+) 0 sqft	\$0	\$96,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$85,483</b>

**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	1957	1957	65 F		1.04		1,175 sqft	\$85,483	60%	\$34,190	0%	100%	1.000	0.8800	\$30,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1960	1960	62 F	\$32.10	1.04	\$26.71	22'x24'	\$14,101	60%	\$5,640	0%	100%	1.000	0.8800	\$5,000