

45-07-13-258-006.000-003

Gibson, Todd

2433 DURBIN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2552

1/2

General Information

Parcel Number 45-07-13-258-006.000-003
Local Parcel Number 001-41-49-0460-0006
Tax ID:

Ownership

Gibson, Todd
4130 Todd AVE
East Chicago, IN 46312

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/03/2019 to 01/01/1900.

Legal

MIDWAY GARDENS SECOND ADD. ALL...6 BL.8

Notes

12/3/2019 RYR-20: 2552-5 Data Entered No Physical characteristic changes made. A. Boudreaux 12/03/2019
10/21/2016 17CE: Changed dwell from D+2 to D+1. Removed -6% land infl factor. j tillman 2552-4

Routing Number

J49-460

Property Class 510

1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County Lake
Township CALUMET TOWNSHIP
District 003 (Local 003)
School Corp 4650 LAKE RIDGE
Neighborhood 2552-003
Section/Plat
Location Address (1) 2433 DURBIN ST GARY, IN 46406

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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, 75, 75x125, 0.98, \$119, \$117, \$8,775, 0%, 100%, 0.8800, \$7,720.

Zoning

Subdivision

Lot

Market Model

2552-003 - Residential

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Land Computations, Value. Rows include 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).

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A

Collector 11/06/2019

Darrick Washington

Appraiser 11/25/2019

KENYA STINES

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 888 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**

Plumbing

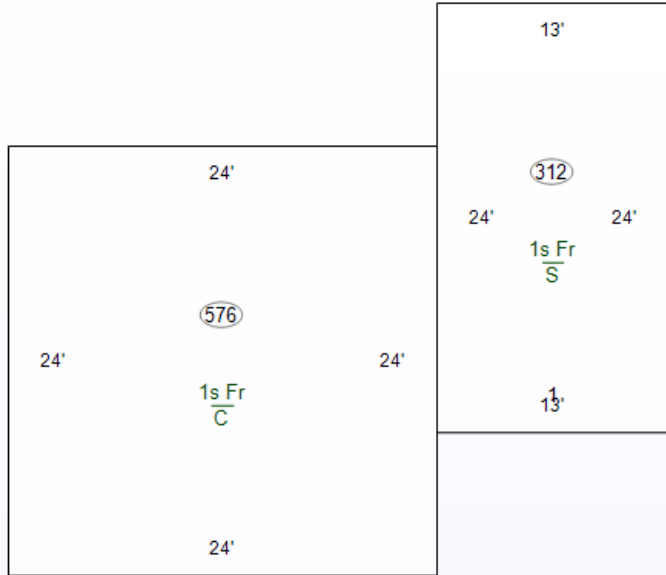
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 5

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr | 888 | 888 | \$74,300 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 576 | 0 | \$4,800 | |
| Slab | 312 | 0 | \$0 | |

Total Base \$79,100

Adjustments 1 Row Type Adj. x 1.00 \$79,100

| | |
|------------------|---------------------|
| 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 \$79,100

Sub-Total, 1 Units

| | | |
|-----------------------------------|------|-----------------|
| Exterior Features (+) | \$0 | \$79,100 |
| Garages (+) 0 sqft | \$0 | \$79,100 |
| Quality and Design Factor (Grade) | 0.85 | |
| Location Multiplier | 1.04 | |
| Replacement Cost | | \$69,924 |

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 | 1952 | 1962 | 60 VP | | 1.04 | | 888 sqft | \$69,924 | 95% | \$3,500 | 0% | 100% | 1.000 | 0.8800 | \$3,100 |