

45-07-14-176-009.000-003

General Information

Parcel Number  
45-07-14-176-009.000-003

Local Parcel Number  
001-41-49-0219-0008

Tax ID:

Routing Number  
J49-219

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 2553-003  
Neighborhood- 2553

Section/Plat

Location Address (1)  
7037 W 23RD AVE  
GARY, IN 46406

Zoning

Subdivision

Lot

Market Model  
2553-003 - Residential

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved ☒

Neighborhood Life Cycle Stage  
Static

Printed Saturday, January 7, 2023

Review Group 2021

Schrör, James

Ownership

Schrör, James  
Po Box 8087  
Bridgewater, NJ 08807

Legal

A. A. LEWIS & CO'S CALUMET HOME GARDENS  
1ST ADD. E2. (0.448 AC.) OF L.4 BL.6



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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$14,000	Land	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
\$14,000	Land Res (1)	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$24,700	Improvement	\$24,700	\$22,500	\$23,300	\$23,300	\$23,300
\$24,700	Imp Res (1)	\$24,700	\$22,500	\$23,300	\$23,300	\$23,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$38,700	Total	\$38,700	\$36,500	\$37,300	\$37,300	\$37,300
\$38,700	Total Res (1)	\$38,700	\$36,500	\$37,300	\$37,300	\$37,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		65	65x300	1.20	\$211	\$253	\$16,445	0%	100%	0.8500	\$13,980

7037 W 23RD AVE 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/12/2022	Schrör, James		Qu	2022/520241	\$0	I
06/04/2021	Mitchell, Jack		Ta	2021/	\$500	I
10/15/2019	Cummins, Lisa	050713	Qu	2020/008797	\$0	I
10/30/2017	E & A Enterprises	28598	Ta	/	\$0	I
01/24/1994	Flud, Wilma, Robert FI		WD	/	\$0	I
01/01/1900	FLUD, JOHN		WD	/	\$0	I

Res

Neighborhood- 2553 1/2

Notes

12/7/2021 SINF: Sale disclosure data entered 06/04/2021 \$500.00. It is a invalid sale, No characteristic changes made at this time.  
9/23/2020 RYR3-21: Remove the WDDK from the front of the dwelling in the Improvemtns Tab, 9/21/2020 Folder 2553-4  
10/19/2016 17CE: 2553-4 Corrected dwelling grade from D to D+1, detgar. conditio from fair to poor A. Boudreaux 10/19/2016

Land Computations

Calculated Acreage	0.45
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.45
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	0.45
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	\$14,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,000

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

Style112 - Conventional

Finished Area1008 sqft

Make

Floor Finish

☐Earth

☒Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

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

6

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

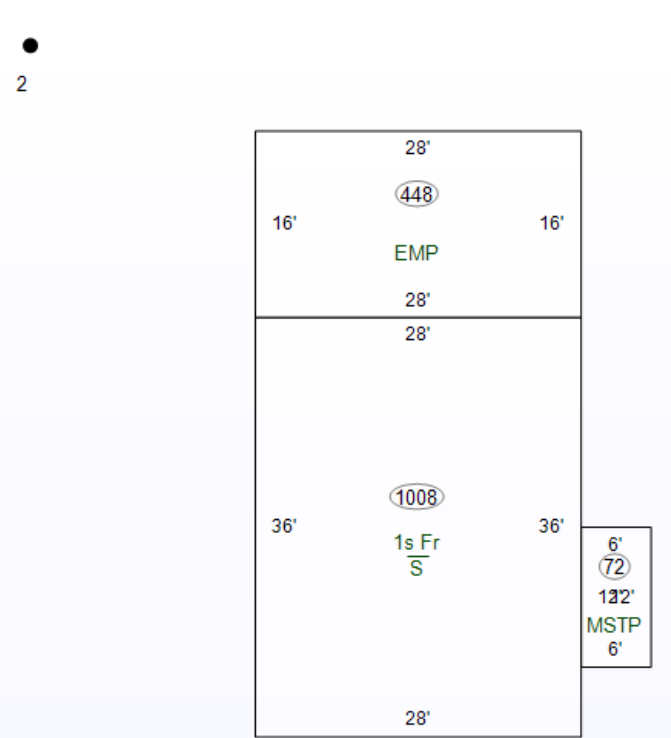
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	72	\$2,100
Porch, Enclosed Masonry	448	\$17,500



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1008	1008	\$80,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		1008	0	\$0
Total Base				\$80,500
Adjustments				1 Row Type Adj. x 1.00
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				\$80,500
Sub-Total, 1 Units				
Exterior Features (+)				\$19,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.85
Location Multiplier				1.04
Replacement Cost				\$88,488

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
1: Single-Family R 01	100%	1	Wood Frame	D+1	1956	1956	66	P		1.04		1,008 sqft	\$88,488	70%	\$26,550	0%	100%	1.000	0.8500
2: Detached Garage R 01	100%	1	Wood Frame	E	1970	1970	52	P	\$32.10	1.04	\$13.35	24'x22'	\$7,051	65%	\$2,470	0%	100%	1.000	0.8500