

45-07-14-252-002.000-003

US Bank Trust National Associat

2307 BELL ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2552

1/2

General Information

Parcel Number 45-07-14-252-002.000-003
Local Parcel Number 001-41-49-0481-0002

Tax ID:

Routing Number J49-481

Property Class 510 RENTAL
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)
2307 BELL 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

US Bank Trust National Association as
can Homeowner Preservation Trust Ser
819 S Wabash Ave Suite 606
Chicago, IL 60605

Legal

PARTWAY 2ND ADDITION L.2 BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/24/2021 US Bank Trust Nationa and 01/01/1900 Patrick, Gerald J. & Sa.

Res

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

Table with columns: 2022, 2021, 2020, 2019, 2018. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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.

Notes

1/26/2022 SINP: DATA ENTERED SALE DISCLOSURE INVALID
SALE DATE 09/20/2021
SALE PRICE \$0.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.

12/4/2019 RYR2-20: REMOVED UTILITY SHED. (2552-11) S. FORD 12/4/2019

10/24/2016 17CE: 2552-11 Corrected measurement to removed the (4x6) box that is part of the dwelling, corrected dwelling grade from C-1 to D+1, condition from average to fair.
A. Boudreaux 10/24/2016

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector 11/07/2019

Darrick Washingto

Appraiser 11/25/2019

**General Information**

Occupancy Single-Family  
 Description Single-Family R 01  
 Story Height 1  
 Style 135 - Ranch  
 Finished Area 1040 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
Wood Deck	144	\$2,900

**Plumbing**

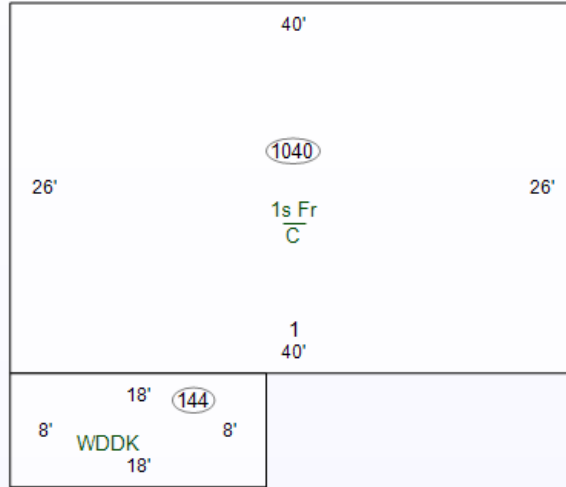
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	\$82,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1040	0	\$6,000	
Slab					

**Total Base** \$88,800

**Adjustments 1 Row Type Adj. x 1.00** \$88,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1040 \$2,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$91,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,900	\$94,600
Garages (+) 0 sqft	\$0	\$94,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$83,626</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	1963	1963	59 F		1.04		1,040 sqft	\$83,626	55%	\$37,630	0%	100%	1.000	0.8800	\$33,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1987	1987	35 F	\$32.10	1.04	\$26.71	22'x24'	\$14,101	36%	\$9,020	0%	100%	1.000	0.8800	\$7,900
3: Utility Shed R 01	0%	1		D	2002	2002	20 F	\$26.02	1.04	\$21.65	8'x10'	\$1,732	55%	\$780	0%	100%	1.000	0.8800	\$700