

45-08-03-377-004.000-004

Birch Island Investing LLC

713 MARYLAND ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2526

1/2

General Information

Parcel Number 45-08-03-377-004.000-004
Local Parcel Number 001-25-44-0041-0004

Tax ID:

Routing Number J44-041 4

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 004 (Local 004 )
Gary Corp - Calumet Twp - Gary Sc

School Corp 4690
GARY COMMUNITY

Neighborhood 2526-004
Neighborhood- 2526

Section/Plat

Location Address (1)
713 MARYLAND ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2526-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Birch Island Investing LLC
23372 Woodland Ridge DR
Lakeville, MN 55044

Legal

GARY LAND CO'S. 1ST. SUBDIVISION ALL L.4
BL.41



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 (AA), As Of Date (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), and Land/Improvement values (\$3,700, \$29,300, \$33,000, \$35,700).

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. (30), Size (30x125), Factor (0.98), Rate (\$161), Adj. Rate (\$158), Ext. Value (\$4,740), Infl. % (0%), Res Elig % (100%), Market Factor (0.7800), Value (\$3,700).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/24/2022 to 10/23/1970.

Res

Notes

8/12/2022 RYR1-23: Data Entered No characteristic changes made as of today. T.Brown 8/12/22 Fid #526-131
2/16/2022 SINP: Sold on 1/24/2022 for 500.00 Invalid sale Remove deck
Sale disclosure data entered 03/08/2022 \$500.00.
9/6/2018 RYR1-19: Data entered. Assessment correct. Folder #2526-96. 09-06-18.
7/30/2015 15CE: 2015 Cyclical Entered 2526-8 12/10/2014 CRATTLER
7/30/2015 FDAT: Q S 1108 FOLDER 698 M BROWN NOVEMBER 22,1995

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.09, Actual Frontage 30, Developer Discount, Parcel Acreage 0.09, 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 0.09, 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 \$3,700, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$3,700).

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2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1232 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
Porch, Enclosed Masonry	168	\$10,600
Porch, Enclosed Frame	40	\$4,900

**Plumbing**

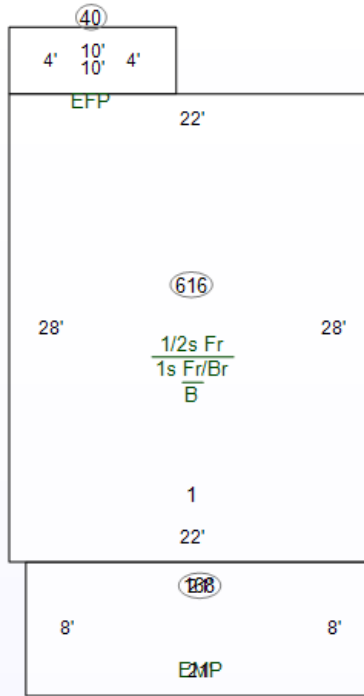
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 94	616	616	\$62,100	
2				
3				
4				
1/4				
1/2 1Fr	616	616	\$23,700	
3/4				
Attic				
Bsmt	616	0	\$21,000	
Crawl				
Slab				

**Total Base** \$106,800

**Adjustments 1 Row Type Adj. x 1.00** \$106,800

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** \$106,800

**Sub-Total, 1 Units**

Exterior Features (+) \$15,500 \$122,300  
 Garages (+) 0 sqft \$0 \$122,300  
 Quality and Design Factor (Grade) 0.90  
 Location Multiplier 1.04

**Replacement Cost** \$114,473

**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 1/2	2/6 Masonry	D+2	1913	1913	109 F		1.04		1,848 sqft	\$114,473	65%	\$40,070	0%	100%	1.000 0.7300	\$29,300