

45-08-04-202-006.000-004

Thomas, Cadene

260 VAN BUREN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2527

1/2

General Information

Parcel Number 45-08-04-202-006.000-004
Local Parcel Number 001-25-44-0256-0021

Tax ID:

Routing Number J44-256 17

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 2527-004
Neighborhood- 2527

Section/Plat

Location Address (1)
260 VAN BUREN ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2527-004 - 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 2021

Ownership

Thomas, Cadene
155 Tremont St #2
Taunton, MA 02780

Legal

GARY LAND CO'S. 8TH SUB. N. 7 FT. L.22 B.7 S.
28 FT. L.21 B.7



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Pricing Soil Type, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

9/20/2021 SIN: No changes per field inspection.
DATA ENTERED SALES DISCLOSURE
SALE PRICE: \$2200
SALE DATE: 6/9/21
NO CHANGES MADE TO PARCEL
10/7/2021
8/20/2020 RYR3-21: Data entered 8/20/20 FILD
2527-2 No physical characteristic changes made as
of today TCaldwell
10/3/2016 17CE: (2527-1) Assessment Correct
9/13/2011 MISC: NEAR TOLL ROAD

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	825 sqft
<b>Make</b>	

**Floor Finish**

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

Description	Area	Value
Stoop, Masonry	12	\$1,500
Stoop, Masonry	6	\$1,500

**Plumbing**

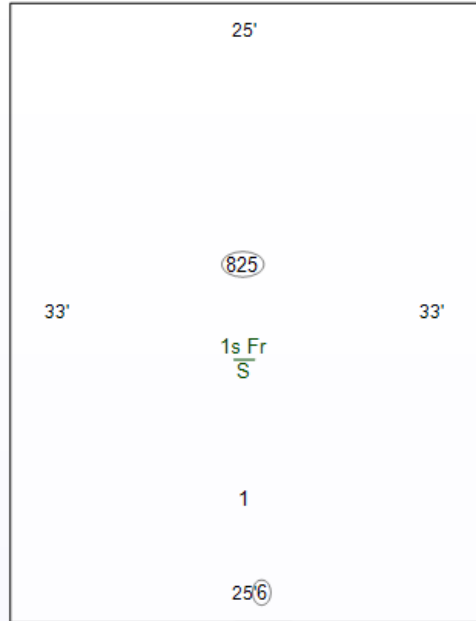
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	825	825	\$69,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	825	0	\$0	
<b>Total Base</b>			\$69,700	

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
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

<b>Sub-Total, One Unit</b>	\$69,700
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$3,000
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	1.04
<b>Replacement Cost</b>	\$64,267

**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	1950	1950	72 F		1.04		825 sqft	\$64,267	65%	\$22,490	0%	100%	1.000 0.7500	\$16,900