

45-08-08-255-021.000-004

Birch Island Investing LLC

1308 ROOSEVELT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

**General Information**

**Parcel Number**  
45-08-08-255-021.000-004

**Local Parcel Number**  
001-25-45-0030-0003

**Tax ID:**

**Routing Number**  
J45-030 319

**Ownership**

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

**Legal**

Henke's 2nd Add lot 3 & N.1/2 of lot 4

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/05/2021	Birch Island Investing		Ta	/	\$2,500	I
10/10/2014	Nzau, Innocent K	4708	SW	/	\$6,900	I
08/01/2014	Federal National Mortg	25848	Sh	/	\$75,993	I
05/14/2009	Carson #1308 Land Tr		WD	/	\$60,000	V
02/25/1997	WILLIE J CARSON		WD	/	\$0	I
01/01/1900	CARSON, WILLIE J		WD	/	\$0	I

**Notes**

4/28/2021 SINP: Data enterd sale disclosure sale date 2/5/21 sale price \$2,500.00 sale invalid sold on tax sale change condition from very poor to poor . TCaldwell 4/28/21

10/29/2019 RYR2-20: #FLDR2542-18 DATA ENTERED,CHANGED DWELLING COND FROM FAIR TO VERY POOR 10/29/19

10/31/2015 COMB: Combined Parcels 45-08-08-255-022.000-004 COMBINED TO 45-08-08-255-021.000-004 - 11/20/2008 (PF)

10/31/2015 FDAT: QS 809 FOLDER #832 S.PROTHO 7/12/95

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

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 2542-004**  
Neighborhood- 2542

**Section/Plat**

**Location Address (1)**  
1308 ROOSEVELT ST  
GARY, IN 46404

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

Assessment Year	2022	2021	2020	2019	2018
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	01/09/2022	05/27/2022	05/15/2021	05/23/2020	05/24/2019
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Land</b>	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
Land Res (1)	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$37,200	\$9,800	\$9,800	\$45,900	\$45,900
Imp Res (1)	\$37,200	\$9,800	\$9,800	\$45,900	\$45,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$43,500	\$16,100	\$16,100	\$52,200	\$52,200
Total Res (1)	\$43,500	\$16,100	\$16,100	\$52,200	\$52,200
Total Non Res (2)	\$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		50	50x120	0.96	\$131	\$126	\$6,300	0%	100%	1.0000	\$6,300

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Land Computations**

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
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	\$6,300
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$6,300</b>

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**Streets or Roads** Paved

**Neighborhood Life Cycle Stage**  
Improving

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A Collector 06/12/2019 KENYA STINES Appraiser 10/24/2019 Darrick Washington

**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>	1348 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Porch, Open Frame	96	\$4,900
Porch, Open Frame	140	\$6,400

**Plumbing**

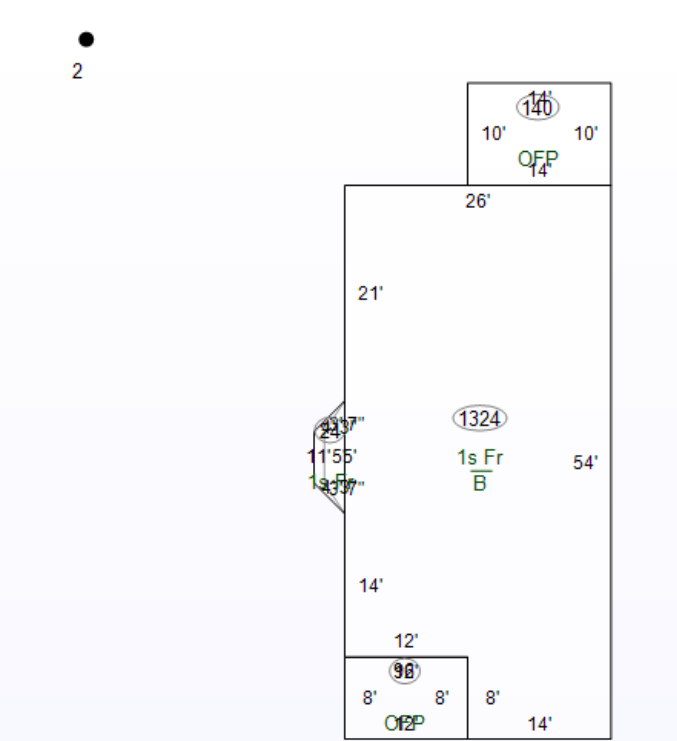
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1348	1348	\$96,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1324	0	\$31,800	
Crawl				
Slab				

**Total Base** \$128,000

**Adjustments** 1 Row Type Adj. x 1.00 \$128,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$129,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,300	\$140,900
Garages (+) 0 sqft	\$0	\$140,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

**Replacement Cost** \$131,882

**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+2	1915	1920	102 P		1.04		2,672 sqft	\$131,882	75%	\$32,970	0%	100%	1.000	1.0000	\$33,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1925	1925	97 P	\$29.88	1.04	\$24.86	34'x20'	\$16,905	75%	\$4,230	0%	100%	1.000	1.0000	\$4,200