

45-08-10-358-002.000-004

Birch Island Investing LLC

2025 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2534

1/2

General Information

Parcel Number 45-08-10-358-002.000-004
Local Parcel Number 001-25-46-0385-0017

Tax ID:

Routing Number J46-385

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 2534-004
Neighborhood- 2534

Section/Plat

Location Address (1)
2025 CONNECTICUT ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2534-004 - 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

PRIDMORE, ORR & ULRICH'S SUB. ALL L.18 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 02/05/2021 to 01/01/1900.

Notes

11/16/2022 FDRV: Removed Detached garage.
11/16/22 DCourtney
8/16/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES MADE AS OF 8/16/2022
8/5/2022 RYR1-23: CONDT TO FAIR ARE PHYSICAL CHARACTERISTIC ON THE DAY OF 08/05/22 KSTINES
7/8/2021 SINP: Data entered sale disclosure sale date 2/5/21 sale price \$ 700.00 sold on tax sale. TCaldwell 7/8/21

9/21/2018 RYR1-19: CHNG COND TO PR . D.WASHINGTON 9-21-18F#2534

12/16/2014 15CE: 2015 Cyclical Entered T.BROWN 12/16/2014 (2534-4)

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2022 and previous years.

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. Row shows values for F, F, 25, 25x125, 0.98, \$113, \$111, \$2,775, 0%, 100%, 0.7800, \$2,160.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$2,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,200).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1476 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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, Enclosed Frame	120	\$8,100
Porch, Open Frame	21	\$2,700
Porch, Enclosed Frame	132	\$8,100

Plumbing

	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

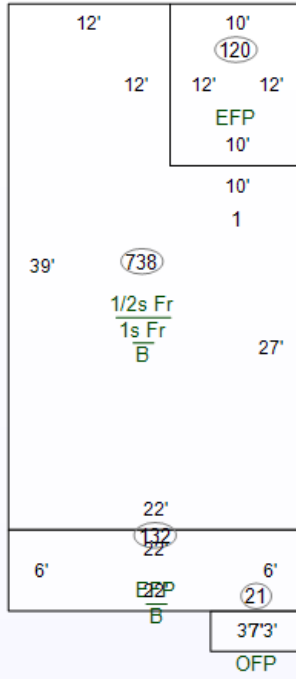
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	738	738	\$65,100	
2					
3					
4					
1/4					
1/2	1Fr	738	738	\$26,700	
3/4					
Attic					
Bsmt		870	0	\$24,600	
Crawl					
Slab					

Total Base \$116,400

Adjustments 1 Row Type Adj. x 1.00 \$116,400

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	0 - 10 = -10 x \$0	(\$6,600)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$118,600

Sub-Total, 1 Units

Exterior Features (+)	\$18,900	\$137,500
Garages (+) 0 sqft	\$0	\$137,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$128,700

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	Wood Frame	D+2	1925	1925	97 P		1.04		2,346 sqft	\$128,700	75%	\$32,180	0%	100%	1.000	0.7800	\$25,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1965	1965	57 F	\$35.01	1.04	\$29.13	20'x22'	\$12,816	55%	\$5,770	0%	100%	1.000	0.7800	\$4,500