

45-08-11-377-020.000-004

Gandy, Andre Jr

2240 CENTRAL DR

510, 1 Family Dwell - Platted Lot

Neighborhood- 2523

1/2

General Information

Parcel Number 45-08-11-377-020.000-004
Local Parcel Number 001-25-46-0539-0026

Tax ID:

Routing Number J46-539

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 2523-004
Neighborhood- 2523

Section/Plat

Location Address (1)
2240 CENTRAL DR
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2523-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Improving

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Gandy, Andre Jr
2822 W 6th AVE
Gary, IN 46404

Legal

CORRECTED PLAT OF MARSHALLTOWN ALL L.26
BL.5



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 Type, Pricing Method, Soil ID, 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

7/11/2022 RYR1-23: CHANGED COND FROM PR TO FR. REVIST, BEING REHABBED. 7/11/22 DCOURTNEY

9/10/2021 SINP: Data entered sale disclosure sale date 1/28/21 sale price \$4,600.00 sold on tax sale. TCaldwell. 9/10/21

Remove shed TJohnson

9/5/2018 RYR1-19: Property assessed correctly. Folder 89. 9/5/2018

12/12/2014 15CE: 2015 Cyclical Entered FOLDER 2523-1 CHANGED SHED FROM FAIR TO POOR. 12/12/2014 MBANKS

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 825 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
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Plumbing

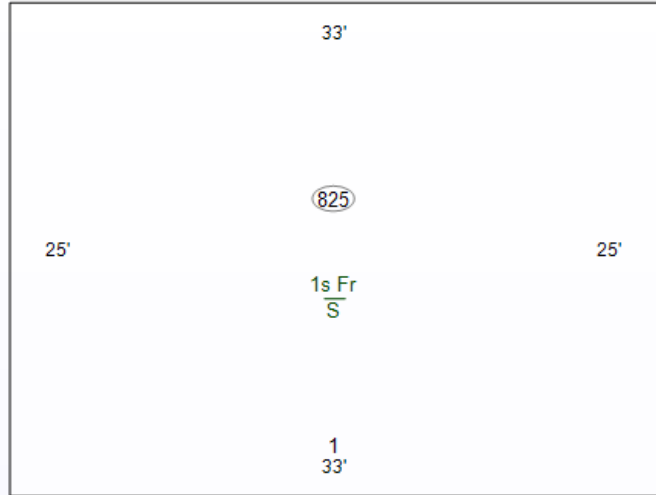
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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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	
			Total Base	\$69,700

Adjustments

1 Row Type Adj. x 1.00	\$69,700
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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$69,700

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$69,700
Garages (+) 0 sqft	\$0	\$69,700
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$61,615

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	1953	1953	69 P		1.04		825 sqft	\$61,615	70%	\$18,480	0%	100%	1.000	0.8500	\$15,700