

General Information

Parcel Number 45-08-14-202-006.000-004
Local Parcel Number 001-25-46-0549-0005

Tax ID:

Routing Number J46-549

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 2501-004
Neighborhood- 2501

Section/Plat

Location Address (1)
2509 E 21ST AVE
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2501-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Indiana Land Trust Company TrsTrust
9800 Connecticut Drive Suite B2-900
Crown Point, IN 46307

Legal

MARSHALLTOWN TERRACE L.5 BL.1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/31/2022 to 01/01/1900.

Notes

9/26/2022 RYR1-23: NO PHYSICAL CHARACTERISTIC CHANGES AS OF 7/6/22
6/28/2021 SINP: Data entered sale disclosure sale date 1/20/21 sale price \$ 2,500.00 sold on tax sale. TCaldwell 6/28/21
7/20/2018 RYR1-19: FLD # 2501-85-DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 07/20/2018
11/5/2014 15CE: 2015 Cyclical Entered 2501-2 CHANGED DWELLING GRADE D+2 TO D+1. 11/5/2014 CSWEEZER

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (49), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$5,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,700).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1148 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**

Plumbing

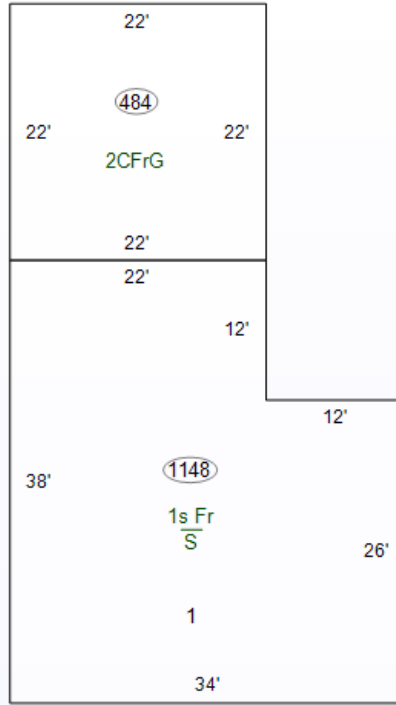
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 2

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------------------|----------|
| 1 1Fr | 1148 | 1148 | \$87,400 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | 1148 | 0 | \$0 | |
| | | | Total Base | \$87,400 |

Adjustments **1 Row Type Adj. x 1.00** **\$87,400**

| | |
|-------------------------------------|-----------------|
| 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 \$87,400 | |
| Sub-Total, 1 Units | |

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$0 | \$87,400 |
| Garages (+) 484 sqft | \$15,200 | \$102,600 |
| Quality and Design Factor (Grade) | | 0.85 |
| Location Multiplier | | 1.04 |
| Replacement Cost | | \$90,698 |

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 | 1955 | 1955 | 67 F | | 1.04 | | 1,148 sqft | \$90,698 | 60% | \$36,280 | 0% | 100% | 1.000 | 0.8500 | \$30,800 |