

45-08-14-204-006.000-004

Banks, Roger L

2535 CENTRAL DR

510, 1 Family Dwell - Platted Lot

Neighborhood- 2501

1/2

General Information

Parcel Number 45-08-14-204-006.000-004
Local Parcel Number 001-25-46-0551-0006

Tax ID:

Routing Number J46-551

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)
2535 CENTRAL DR
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2501-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Banks, Roger L
15642 Cornell AVE
Dolton, IL 60419

Legal

MARSHALLTOWN TERRACE L.6 BL.3



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 (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$7,300), Improvement (\$20,500), Total (\$27,800), and sub-totals for Res (1), Non Res (2), Non Res (3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (63), Size (63x100), Factor (0.91), Rate (\$150), Adj. Rate (\$137), Ext. Value (\$8,631), Infl. % (0%), Res Elig % (100%), Market Factor (0.8500), Value (\$7,340).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 04/10/2018 to 01/21/2005.

Res

Notes

7/6/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 7/6/22
11/27/2018 SINIF: 11-27-18. DATA ENTERED. SINIF. NOT REPRESENTATIVE OF NEIGHBORHOOD-IN VALID SALE. PRICE \$2,600.00. DDANIELS.
11/27/2018 SINIF: 11-27-18. DATA ENTERED. NOT REPRESENTATIVE OF NEIGHBORHOOD-QUIT CLAIM DEED. SINIF. PRICE \$2,100.00. DDANIELS
7/30/2018 RYR1-19: FLD #2501- 86-DATA ENTERED: PROPERTY ASSESSED CORRECTLY .C.RATTLER, 07/30/2018
11/12/2015 SVAL: Sales Validation SDF# 2015-4210983, 2015-4210979 Invalid sale. Correct eff yr. from 1975 to 1955, Applied 10% OBS for rear roof damage per field inspect. 11/12/2015 TCurbelo
7/28/2015 15CE: 2015 Cyclical Entered 2501-01 CORRECTED GRADE TO D+1 12/16/2014 CRATTLER

Land Computations

Table with columns: Land Computations (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, Total Value) and values.

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**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 135 - Ranch  
**Finished Area** 925 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**

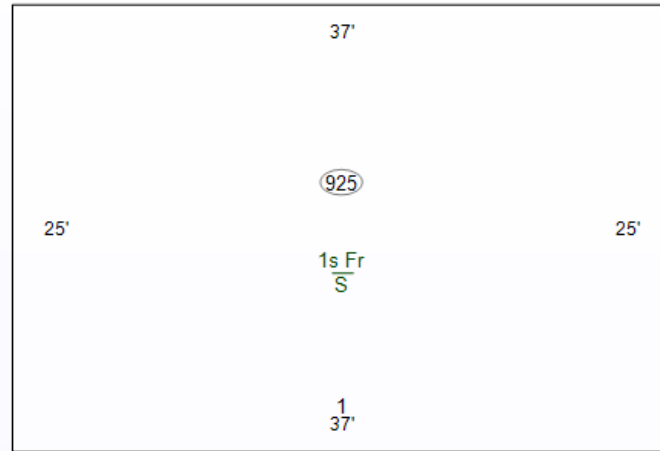
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	925	925	\$75,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		925	0	\$0	
				<b>Total Base</b>	\$75,900

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$75,900
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** \$75,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$75,900
Garages (+) 0 sqft	\$0	\$75,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
<b>Replacement Cost</b>		\$67,096

**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		925 sqft	\$67,096	60%	\$26,840	10%	100%	1.000	0.8500	\$20,500