

45-08-15-102-010.000-004

Brown-Murphy, Sweetmeat

2211 NICHOLS PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 2536

1/2

General Information

Parcel Number 45-08-15-102-010.000-004

Local Parcel Number 001-25-46-0131-0020

Tax ID:

Routing Number J46-131

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 2536-004 Neighborhood- 2536

Section/Plat

Location Address (1) 2211 NICHOLS PL GARY, IN 46407

Zoning

Subdivision

Lot

Market Model 2536-004 - 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

Brown-Murphy, Sweetmeat 329 W Joe Orr RD Chicago Heights, IL 60411

Legal

OAK PARK ADD. E. 5 FT. OF L.69 BL.2 ALL L.70 BL.2 W. 12 1/2 FT. OF L.71 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/01/2022 to 08/26/2015.

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

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 1: F, F, 43, 43x134, 1.01, \$169, \$171, \$7,353, 0%, 100%, 0.9600, \$7,060.

Notes

9/20/2022 SINP: Data Entered Sales Disclosure Invalid Tax sale Sale Date 08/01/2022 Sale Prices \$2,400 Corrected dwelling label 1sFr/1sBr/B to 3/4sFr/1sBr/B

8/2/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES MADE AS OF 8/2/2022 FOLDER

10/2/2018 RYR1-19: FLD #2536-105- DATA ENTERED: CORRECTED DWELLING COND FROM FAIR TO POOR. C.RATTLER, 10/2/2018

10/14/2015 SVAL: Sales Validation SDF# 2015-4209509 Invalid sale. Removed AC per field inspect. 10/14/2015 TCurbelo

12/24/2014 15CE: 2015 Cyclical Entered Folder 2536-20 removed cnpy TJohnson 12/24/2014

12/24/2014 FDAT: QS 1111 FLDR# 517 T HAWKINS 9/14/95

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.13), Actual Frontage (43), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$7,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,100).

Data Source N/A

Collector 07/30/2018

KENYA STINES

Appraiser 09/20/2018

DANNY CRUZ

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	112 - Conventional
Finished Area	1248 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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
Stoop, Masonry	24	\$1,500
Porch, Enclosed Masonry	119	\$8,900
Stoop, Masonry	16	\$1,500

Plumbing

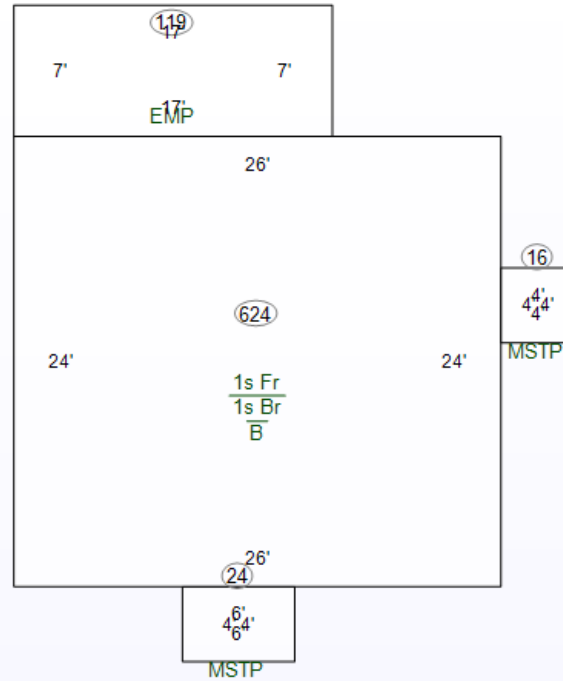
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	624	624	\$64,400	
2 1Fr	624	624	\$31,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	624	0	\$21,000	
Crawl				
Slab				

	Total Base	Value
	\$116,500	
Adjustments	1 Row Type Adj. x 1.00	\$116,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:432	\$3,900
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$122,800
Sub-Total, 1 Units		\$122,800
Exterior Features (+)	\$11,900	\$134,700
Garages (+) 0 sqft	\$0	\$134,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		1.04
Replacement Cost		\$112,070

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%	2	3/6 Masonry	D	1945	1946	76 P		1.04		1,872 sqft	\$112,070	75%	\$28,020	0%	100%	1.000 0.9600	\$26,900