

45-08-15-102-015.000-004

Birch Island Investing LLC

2247-51 NICHOLS PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 2536

1/2

General Information

Parcel Number 45-08-15-102-015.000-004
Local Parcel Number 001-25-46-0131-0029

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)
2247-51 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

Birch Island Investing LLC
23372 Woodland Ridge DR
Lakeville, MN 55044

Legal

OAK PARK ADD. E. 17 1/2 FT. OF L.78 BL.2 ALL L.79 BL.2



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 (\$7,100), Improvement (\$32,600), Total (\$39,700), and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total Res (1), Total Non Res (2), Total 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 (F), Pricing Method (F), Soil ID, Act Front. (42), Size (43x134), Factor (1.01), Rate (\$169), Adj. Rate (\$171), Ext. Value (\$7,353), Infl. % (0%), Res Elig % (100%), Market Factor (0.9600), Value (\$7,060).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 02/05/2021 Birch Island Investing (Ta, /, \$500), 08/20/2014 Austin, Pamela Ann (26517, QC, /, \$0), 01/01/1900 Jones, Freddie M (WD, /, \$0).

Res

Notes

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

6/30/2021 SINP: Data entered sale disclosure sale date 2/5/21 sale price \$500.00 changed det gar from fair to very poor sold on tax sale.

10/1/2018 RYR1-19: FLD #2536-105- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 10/1/2018

5/9/2016 ME10: Corrected basement area from 868 sq ft to 672 sq ft.

12/24/2014 15CE: 2015 Cyclical Entered Folder 2536-20 Removed cnpys TJohnson 12/24/2014

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

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.13, Actual Frontage 42, 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).

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**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 112 - Conventional  
**Finished Area** 868 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
Patio, Concrete	64	\$500
Patio, Concrete	196	\$1,200
Stoop, Masonry	24	\$1,500

**Plumbing**

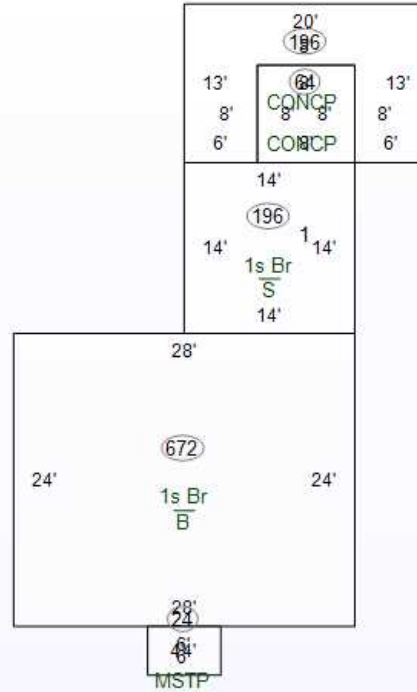
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	2

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	868	868	\$80,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	672	0	\$21,700	
Crawl				
Slab	196	0	\$0	
<b>Total Base</b>			\$102,000	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$102,000
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:868 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$105,400
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$3,200 \$108,600
Garages (+) 0 sqft	\$0 \$108,600
Quality and Design Factor (Grade)	0.85
Location Multiplier	1.04
<b>Replacement Cost</b>	\$96,002

**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	Brick	D+1	1945	1946	76 F		1.04		1,540 sqft	\$96,002	65%	\$33,600	0%	100%	1.000	0.9600	\$32,300
2: Detached Garage R 01	100%	1	Wood Frame	E	1945	1945	77 VP	\$37.11	1.04	\$15.44	20'x21'	\$6,484	95%	\$320	0%	100%	1.000	0.9600	\$300