

45-08-15-156-018.000-004

Thomas, Cadene

2404 CONNECTICUT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2536

1/2

General Information

Parcel Number 45-08-15-156-018.000-004
Local Parcel Number 001-25-46-0144-0002

Tax ID:

Routing Number J46-144

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)
2404 CONNECTICUT ST
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

Thomas, Cadene
155 Tremont St #2
Taunton, MA 02780

Legal

OAK PARK ADD. L.2 BL.16



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/09/2021 to 01/01/1900.

Notes

8/1/2022 RYR1-23: No physical characteristic changes made as of 8/1/22. T.Brown
9/30/2021 SINP: Data entered Sales Disclosure. Sold 06-04-21 for \$1,400. Invalid - Tax sale.
10/2/2018 RYR1-19: Property assessed correctly. Folder 108 10/2/2018
12/29/2014 15CE: 2015 Cyclical Entered CORRECTED DWELLING GRADE FROM D+1 TO D+2. T.BROWN 12/29/2014 (2536-6)

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

Table with columns: Year, 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 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 shows values for F, F, 25, 25x125, 0.98, \$169, \$166, \$4,150, 0%, 100%, 0.9600, \$3,980.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$4,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,000).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	693 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Porch, Enclosed Frame	40	\$0
Porch, Enclosed Frame	102	\$0
Porch, Open Frame	44	\$0

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

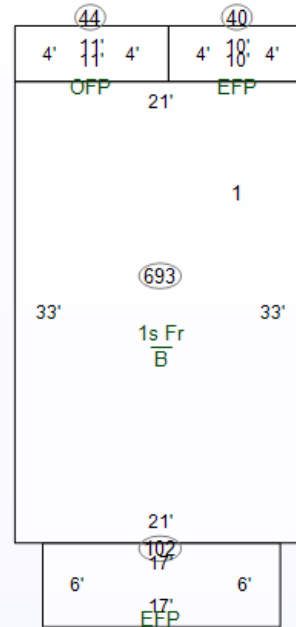
Accommodations

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

Heat Type

Central Warm Air

●
2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	693	693	\$62,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	693	0	\$22,100	
Crawl				
Slab				

Total Base \$84,300

Adjustments 1 Row Type Adj. x 1.00 \$84,300

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$84,300

Sub-Total, 1 Units

Exterior Features (+)	\$15,500	\$99,800
Garages (+) 0 sqft	\$0	\$99,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$93,413

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+2	1919	1919	103 F		1.04		1,386 sqft	\$93,413	65%	\$32,690	0%	100%	1.000	0.9600	\$31,400
2: Detached Garage R 01	100%	1	Wood Frame	D	1950	1950	72 F	\$35.01	1.04	\$29.13	20'x22'	\$12,816	65%	\$4,490	0%	100%	1.000	0.9600	\$4,300