

45-08-15-253-007.000-004

Birch Island Investing LLC

2333 VERMONT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2535

1/2

General Information

Parcel Number 45-08-15-253-007.000-004
Local Parcel Number 001-25-45-0099-0032

Tax ID:

Routing Number J45-099 7

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 2535-004
Neighborhood- 2535

Section/Plat

Location Address (1)
2333 VERMONT ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2535-004 - 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

IRONWOOD UNIT A L.32 BL.19 N. 10 FT. L.31
BL.19



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/05/2021 to 01/01/1900.

Notes

7/14/2022 RYR1-23: NO PHYSICAL CHARACTERISTIC CHANGES AS OF 07.14.22 KSTINES
6/29/2021 MIS1: Data entered sale disclosure sale date 2/5/21 sale price \$1500.00 sold on tax sale. TCaldwell 6/29/2021
9/19/2018 RYR1-19: Data entered 09-19-18. Folder #2535-117. Assessment correct.
1/20/2015 15CE: 2015 Cyclical Entered REMOVE CANOPY. PFRIZZELLE 12/22/14 (2535-11)

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows 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 for F F 40 40x124 0.97 \$120 \$116 \$4,640 0% 100% 0.8300 \$3,850

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), 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 (\$3,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,900).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	1008 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 type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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

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

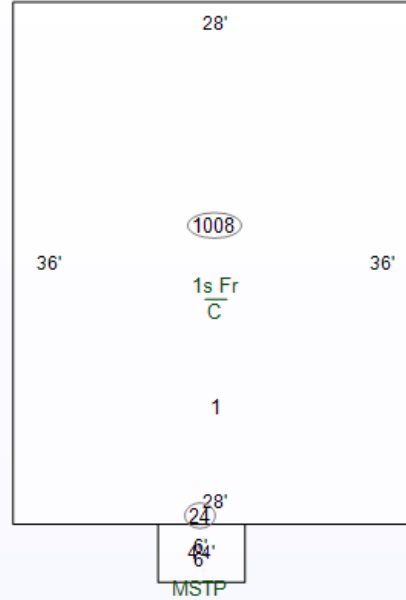
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$80,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1008	0	\$5,800	
Slab					

Total Base	\$86,300
Adjustments	1 Row Type Adj. x 1.00
Totals	\$86,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1008 \$2,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$89,200
Sub-Total, 1 Units	
Exterior Features (+)	\$1,500 \$90,700
Garages (+) 0 sqft	\$0 \$90,700
Quality and Design Factor (Grade)	0.85
Location Multiplier	1.04
Replacement Cost	\$80,179

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	1949	1949	73 F		1.04		1,008 sqft	\$80,179	65%	\$28,060	10%	100%	1.000	0.8400	\$21,200
2: Detached Garage R 01	100%	1	Wood Frame	D	1966	1966	56 F	\$37.11	1.04	\$30.88	17'x23'	\$12,072	55%	\$5,430	0%	100%	1.000	0.8400	\$4,600