

45-08-15-253-020.000-004

365 Empire LLC Manager Corey

2324 KENTUCKY ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2535

1/2

General Information

Parcel Number 45-08-15-253-020.000-004
Local Parcel Number 001-25-45-0099-0007

Tax ID:

Routing Number J45-099 26

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)
2324 KENTUCKY 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

365 Empire LLC Manager Corey Mitche
2324 Kentucky ST
Gary, IN 46407

Legal

IRONWOOD UNIT A S. 12 FT. OF L.6 BL.19 N. 27
FT. OF L.7 BL.19



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 (\$3,800), Land Res (1) (\$3,800), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$17,500), Imp Res (1) (\$17,500), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$21,300), Total Res (1) (\$21,300), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

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. (39), Size (39x124), Factor (0.97), Rate (\$120), Adj. Rate (\$116), Ext. Value (\$4,524), Infl. % (0%), Res Elig % (100%), Market Factor (0.8300), Value (\$3,750)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/22/2021 (365 Empire LLC Mana, Qu, 2021/043866, \$0), 06/21/2021 (Bass, Keintwan D, Qu, 2021/043875, \$2,500), 03/14/2021 (Equity Trust Co Cust F, Qu, 2021/043249, \$0), 02/05/2021 (Amaya, Oscar, Ta, /, \$2,500), 09/11/2015 (Allen, Quintin Lamar, 15448, QC, /, \$0), 07/31/1980 (Malone, Alexander A, WD, /, \$0)

Res

Notes

7/12/2022 BPER: BP#0272 WORK COMPLETE CHANGED EFF YRS FROM 1950 TO 1985
1/12/2022 SINP: SALE DATE: 6/19/2021 SALE PRICE: \$2,500
INVALID SALE: NOT OPEN MARKET SALE
10/18/2021 SINP: Data entered Sales Disclosure. Sold 06-19-21 for \$3,500. Invalid sale - Not open market sale.
9/18/2018 RYR1-19: Data entered 09-18-18. Folder #2535-117. Assessment correct.
12/19/2014 15CE: 2015 Cyclical Entered 2535-13 12/19/2014 CRATTLER

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.11), Actual Frontage (39), 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 (\$3,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,800)

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 112 - Conventional  
**Finished Area** 672 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
Stoop, Masonry	24	\$0

**Plumbing**

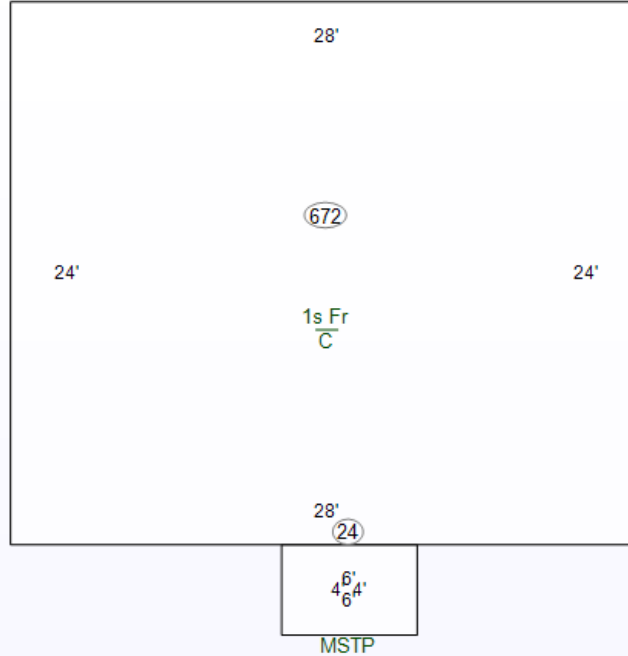
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	672	672	\$60,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		672	0	\$5,100	
Slab					

<b>Total Base</b>		\$65,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$65,800
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

<b>Sub-Total, One Unit</b>		\$65,800
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$1,500	\$67,300
Garages (+) 0 sqft	\$0	\$67,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$59,493</b>

**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	1950	1950	72 F		1.04		672 sqft	\$59,493	65%	\$20,820	0%	100%	1.000	0.8400	\$17,500