

45-08-16-403-029.000-004

Deedgrabber Tax Lien Fund LLC

2576 JACKSON ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-16-403-029.000-004
Local Parcel Number 001-25-46-0217-0020

Tax ID:

Routing Number J46-217 61

Property Class 520
2 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 2539-004
Neighborhood- 2539

Section/Plat

Location Address (1)
2576 JACKSON ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - 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

Deedgrabber Tax Lien Fund LLC
9812 Twin Creek BLVD
Munster, IN 46321

Legal

Chicago-Tollesten Land & Investment Companys
2ND OAK PARK ADD. S. 5 FT. OF L.19 BL.62 ALL
L.20 BL.62 N. 10 FT. OF L.21 BL.62



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

Table with columns for Assessment Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

11/3/2021 SINP: Sold on 8/13/2021 for \$4700.00
Invalid sale No changes made
Data entered Sales Disclosure. Invalid sale - Tax Sale. M. Ingram 11-08-21.
10/30/2018 RYR1-19: FLD #2539-173- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 10/30/2018
2/17/2017 MIS1: PER TAX IMPORT, UPDATE LEGAL DESCRIPTION. CHANGED FROM ( 2ND OAK PARK ADD. S. 5 FT. OF L.19 BL.62 ALL L.20 BL.62 N. 10 FT. OF L.21 BL.62) TO (Chicago-Tollesten Land & Investment Companys 2ND OAK PARK ADD. S. 5 FT. OF L.19 BL.62 ALL L.20 BL.62 N. 10 FT. OF L.21 BL.62) FOR 2017. E HARRIS 02-17-2017
1/2/2015 15CE: 2015 Cyclical Entered PFRIZZELLE 01/02/2015 (2539-17)
1/2/2015 ENTR: Reassess Viewed & Entered NO CHANGE.8/9/2011 T.BROWN
1/2/2015 FDAT: ABANDONED;BOARDED UP. PURCHASED BY FIRST BAPTIST CHURCH.
1/2/2015 SD10: Review 2010 Sales Disclosure CHANGED CONDITIONS FROM AV TO F. 01/18/2011 TJ

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 108 - Bungalow  
**Finished Area** 970 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
Porch, Enclosed Frame	33	\$0

**Plumbing**

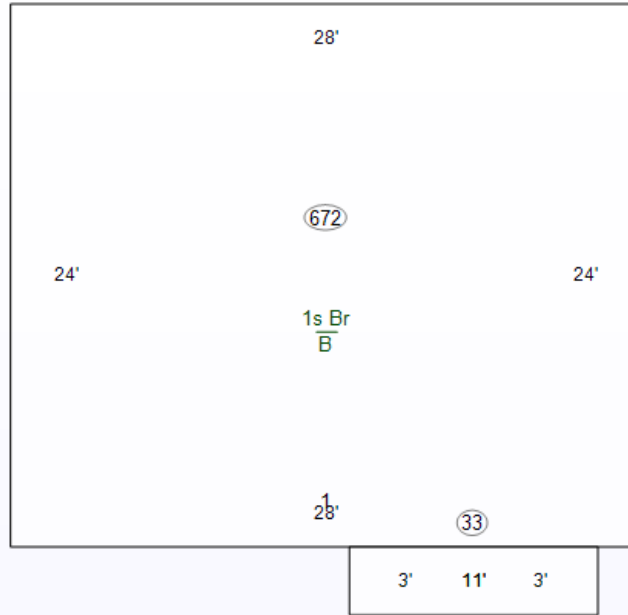
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
<b>Total</b>	<b>6</b>	<b>10</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	672	672	\$67,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	672	298	\$33,600	
Crawl				
Slab				

**Total Base** \$101,100  
**Adjustments 1 Row Type Adj. x 1.00** \$101,100

Unfin Int (-) \$0  
 Ex Liv Units (+) C:1 \$8,800  
 Rec Room (+) 3:298 \$4,900  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) \$0  
 No Elec (-) \$0  
 Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$114,800

**Sub-Total, 1 Units**

Exterior Features (+) \$3,800 \$118,600  
 Garages (+) 0 sqft \$0 \$118,600  
 Quality and Design Factor (Grade) 0.95  
 Location Multiplier 1.04  
**Replacement Cost** \$117,177

**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	C-1	1944	1945	77 F		1.04		1,344 sqft	\$117,177	50%	\$58,590	0%	100%	1.000 0.6300	\$36,900