

45-08-34-154-005.000-004

Birch Island Investing LLC

4725 PENNSYLVANIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-154-005.000-004
Local Parcel Number 001-25-41-0119-0005

Tax ID:

Routing Number J41-119 5

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 12510-004
Neighborhood- 12510

Section/Plat

Location Address (1)
4725 PENNSYLVANIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage Declining

Printed Sunday, January 8, 2023

Review Group 2021

Ownership

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

Legal

BROADMOOR SUB. L.5 BL.4



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

7/14/2021 SINP: Data entered sale disclosure sale date 2/5/21 sale price \$ 2,200.00 sold on tax sale. TCaldwell 7/14/21
Correct dwelling condition from fair to poor Tjohnson 7/27/2021
8/6/2020 RYR3-21: NO PHYSICAL CHARACTERISTIC CHANGES MADE TO THIS PARCEL AS OF 8/6/20 D.WASHINGTON 8-6-20F#12510-18
5/5/2011 FDAT: QS 1117 FLDR# 339 10-5-95 I MATTHEWS

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data 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, 40, 40x126, 0.98, \$131, \$128, \$5,120, 0%, 100%, 0.7500, \$3,840.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.12), Actual Frontage (40), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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).

Data Source N/A

Collector 08/06/2020

Darrick Washingto

Appraiser 08/06/2020

MARY SHAW

45-08-34-154-005.000-004

Birch Island Investing LLC

4725 PENNSYLVANIA ST

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 1113 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
Wood Deck	28	\$1,000
Wood Deck	48	\$1,400

Plumbing

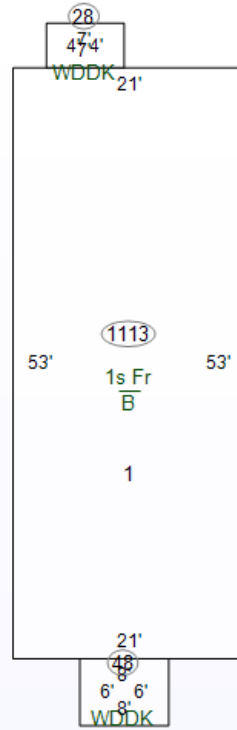
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1113	1113	\$86,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1113	0	\$28,600	
Crawl					
Slab					

Total Base \$114,900
Adjustments 1 Row Type Adj. x 1.00 \$114,900

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 \$114,900

Sub-Total, 1 Units

Exterior Features (+)	\$2,400	\$117,300
Garages (+) 0 sqft	\$0	\$117,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	

Replacement Cost \$103,693

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	1948	1948	74 P		1.04		2,226 sqft	\$103,693	75%	\$25,920	0%	100%	1.000	0.7500	\$19,400