

45-07-01-276-010.000-004

Harper, Campaniana J

371 MOUNT ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2532

1/2

General Information

Parcel Number 45-07-01-276-010.000-004
Local Parcel Number 001-25-41-0225-0004

Ownership

Harper, Campaniana J
1230 Birdie CT
University Park, IL 60484

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/12/2018 and 01/01/1900.

Notes

8/3/2022 SINF: Sale disclosure data entered, SALE DATE 05/26/2022
\$2,200.00.
It is a invalid sale,
No characteristic changes made at this time.
9/17/2019 RYR2-20: Corrected garage condition from fair to very poor. 2532-11
10/8/2015 16CE: 2016 Cyclical Entered 2532-5 Corrected dwelling grade from D+1 to D+2, condition from fair to poor, applied 40% obs. for interior damages. A. Boudreaux 10/8/2015

Tax ID:

Legal

BRUNSWICK ADD. L.6 BL.9 S. 15' OF L.7 BL.9

Routing Number J41-225 10

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

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 for 2022 and 2021.

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 2532-004
Section/Plat
Location Address (1) 371 MOUNT ST GARY, IN 46406

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$4,100.

Zoning

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 40x125 0.98 \$128 \$125 \$5,000 0% 100% 0.8100 \$4,050.

Subdivision

Lot

Market Model 2532-004 - Residential

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A

Collector 05/15/2019

Darrick Washington

Appraiser 07/23/2019

DANNY CRUZ

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	917 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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
Patio, Concrete	24	\$200

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

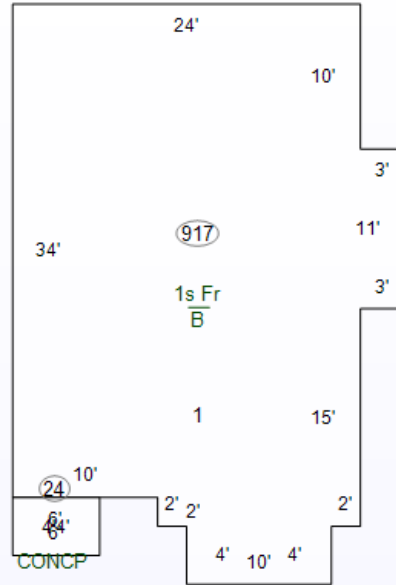
Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

●
2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	917	917	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	917	0	\$25,400	
Crawl				
Slab				

Total Base	\$101,300
Adjustments	1 Row Type Adj. x 1.00
	\$101,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:917 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$104,700
Sub-Total, 1 Units	
Exterior Features (+)	\$200 \$104,900
Garages (+) 0 sqft	\$0 \$104,900
Quality and Design Factor (Grade)	0.90
Location Multiplier	1.04
Replacement Cost	\$98,186

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	1941	1941	81 P		1.04		1,834 sqft	\$98,186	75%	\$24,550	40%	100%	1.000	0.8500	\$12,500
2: Detached Garage R 01	100%	1	Wood Frame	D	1960	1960	62 VP	\$42.59	1.04	\$35.43	14'x22'	\$10,914	95%	\$550	0%	100%	1.000	0.8500	\$500