

45-08-04-378-023.000-004

Agunloye, Lola F

716 TYLER ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2529

1/2

General Information

Parcel Number 45-08-04-378-023.000-004
Local Parcel Number 001-25-44-0026-0043

Tax ID:

Routing Number J44-026 31

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 2529-004
Neighborhood- 2529

Section/Plat

Location Address (1)
716 TYLER ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model
2529-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Agunloye, Lola F
20149 Lake Park DR
Chicago Heights, IL 60411

Legal

GARY LAND CO'S. 1ST SUBDIV. ALL L.36 BL.26



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/03/2021 to 09/21/2006.

Notes

9/27/2021 SINP: Data entered sale disclosure sale date 6/4/21 sale price \$4,700.00 sold on tax sale. TCaldwell 9/27/21
6/20/2019 RYR2-20: Data Entered PRC Correct FLDR#2529-2..6/20/2019
10/1/2015 MIS1: Miscellaneous 1 REMOVED OBSO 4/12/2012 /RG
10/1/2015 MISC: ABANDON

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.09), Actual Frontage (30), Developer Discount, Parcel Acreage (0.09), 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 (0.09), 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 (\$4,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,600).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	1718 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Porch, Enclosed Frame	184	\$0
Stoop, Masonry	21	\$0

Plumbing

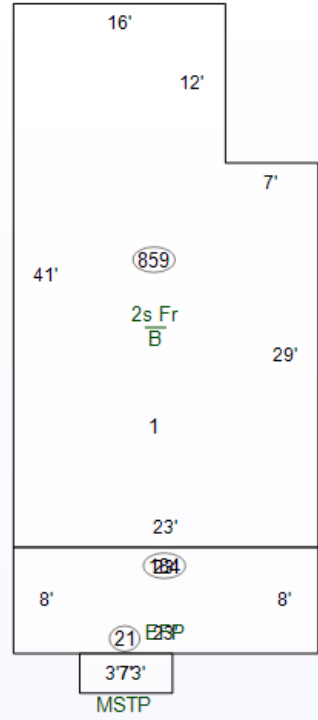
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	859	859	\$71,200	
2	1Fr	859	859	\$36,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		859	0	\$24,300	
Crawl					
Slab					

Total Base \$131,700

Adjustments 1 Row Type Adj. x 1.00 \$131,700

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 \$131,700

Sub-Total, 1 Units

Exterior Features (+)	\$11,200	\$142,900
Garages (+) 0 sqft	\$0	\$142,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$133,754

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%	2	Wood Frame	D+2	1915	1915	107 P		1.04		2,577 sqft	\$133,754	75%	\$33,440	40%	100%	1.000 0.8100	\$16,300