

45-08-08-104-004.000-004

Brighton Fields LLC

959 TANEY ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

General Information

Parcel Number 45-08-08-104-004.000-004
Local Parcel Number 001-25-45-0064-0029

Tax ID:

Routing Number J45-064 245

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 2542-004
Neighborhood- 2542

Section/Plat

Location Address (1)
959 TANEY ST
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Improving

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Brighton Fields LLC
PO Box 147
Neshanic Station, NJ 08853

Legal

Husaks Add Block 1 Lots 25 to 29



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/27/2021 to 11/30/2005.

Notes

9/21/2021 SINIF: Data entered Sales Disclosure. Invalid - Tax Sale. Sale Date 06-04-21. Sale Price \$900.
8/3/2021 SINIF: dwelling, garage, shed condition from poor to very poor. per field inspection
10/24/2019 RYR2-20: CHANGED DWELLING TO POOR
CHANGED UTILITY SHED TO POOR
CHANGED DETACHED GARAGE TO POOR
REMOVE CAR SHED
APPLY 40% OBS

Res

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 valuation 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, 125, 125x125, 0.98, \$131, \$128, \$16,000, 0%, 100%, 1.0000, \$16,000.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.36), Actual Frontage (125), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$16,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,000).

Data Source N/A

Collector 06/17/2019

Darrick Washington

Appraiser 10/23/2019

Dion Courtney

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	936 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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
Stoop, Masonry	30	\$1,500

Plumbing

#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	936	936	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	936	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 (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$103,700

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$105,200
Garages (+) 0 sqft	\$0	\$105,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04
Replacement Cost		\$98,467

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	1963	1963	59 VP		1.04		1,872 sqft	\$98,467	95%	\$4,920	0%	100%	1.000	1.0000	\$4,900
2: Detached Garage R 01	100%	1	Wood Frame	D	1975	1975	47 VP	\$29.88	1.04	\$24.86	26'x26'	\$16,805	95%	\$840	0%	100%	1.000	1.0000	\$800
3: Utility Shed R 01	0%	1		D	1975	1975	47 VP	\$20.44	1.04	\$17.01	11'x20'	\$3,741	85%	\$560	0%	100%	1.000	1.0000	\$600