

45-08-08-104-012.000-004

Joyner, Danny

2743 W 9TH PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 2542

1/2

General Information

Parcel Number 45-08-08-104-012.000-004
Local Parcel Number 001-25-45-0064-0040

Tax ID:

Routing Number J45-064 237

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)
2743 W 9TH PL
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

Joyner, Danny
2743 W 9th PL
Gary, IN 46404

Legal

HUSAK'S ADD. L.38 & 39 BL.1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/06/2020 to 10/01/1900.

Notes

10/16/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF 10/16/2019 FLD 2542-2
10/31/2015 COMB: Combined Parcels 010, 011 & 013 to 012..1/26/12 d cruz



Res

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes values for Land, Land Res, Land Non Res, 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. Row shows values for F, F, 150, 150x120, 0.96, \$131, \$126, \$18,900, -30%, 100%, 1.0000, \$13,230.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.41), Actual Frontage (150), Developer Discount, Parcel Acreage (0.41), 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 (0.41), 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 (\$13,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,200).

Data Source N/A

Collector 06/06/2019 Matthew Ingram

Appraiser 10/09/2019 Dion Courtney

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	903 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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
Stoop, Masonry	56	\$0
Patio, Concrete	189	\$0
Porch, Enclosed Frame	96	\$0

Plumbing

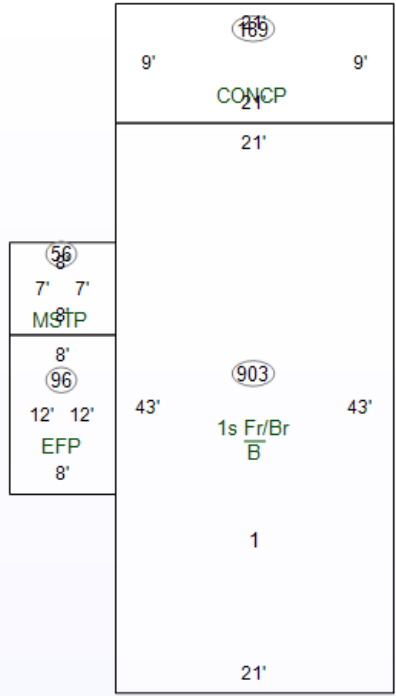
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
56		
7' 7' MSTP		
8' 96		
12' 12' EFP		
8'		
43' 903		
1s Fr/Br B		
1		
21'		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	903	903	\$76,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	903	0	\$25,000	
Crawl				
Slab				

Total Base \$101,900

Adjustments 1 Row Type Adj. x 1.00 \$101,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:903 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$105,300

Sub-Total, 1 Units

Exterior Features (+)	\$10,200	\$115,500
Garages (+) 0 sqft	\$0	\$115,500
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$108,108

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	2/6 Masonry	D+2	1927	1927	95 F		1.04		1,806 sqft	\$108,108	65%	\$37,840	0%	100%	1.000 1.0000	\$37,800