

45-08-09-253-012.000-004

Jackson, Tavaris

1145 VAN BUREN ST

530, 3 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-253-012.000-004
Local Parcel Number 001-25-44-0303-0033

Tax ID:

Routing Number J44-303 12

Property Class 530
3 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 2539-004
Neighborhood- 2539

Section/Plat

Location Address (1)
1145 VAN BUREN ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Jackson, Tavaris
6158 S Fair Field AVE
Chicago, IL 60629

Legal

GARY LAND CO'S. 11TH SUB. ALL L.34 BL.11



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/04/2021 to 01/01/1900.

Notes

9/13/2022 RYR1-23: No Physical Characteristic Change as of 09/13/22
10/4/2021 SINP: Data entered Sales Disclosure. Sold 06-04-21 for \$3,396.67. Invalid -Tax Sale.
9/7/2021 SINP: changed cond of dwelling and CONCP from fair to poor
10/15/2018 RYR1-19: Data Entered Assessed Correct 2539-145.
4/2/2015 15CE: 2015 Cyclical Entered D.WASHINGTON 1/2/15 F#2539-18

4/2/2015 F113: Form 113 ADDED 25% OBSS AND REMOVE DET PATIO PER FIELD VISIT KBS
4/2/2015 SINP: Sales Information Sold 06/09/14 \$22,999

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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. 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.

45-08-09-253-012.000-004

Jackson, Tavaris

1145 VAN BUREN ST

530, 3 Family Dwell - Platted Lot

Neighborhood- 2539

2/2

General Information

Occupancy Triplex
Description Triplex R 01
Story Height 2
Style 80 - Old Style
Finished Area 2926 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
Porch, Enclosed Frame	168	\$9,700
Porch, Enclosed Frame	168	\$6,200

Plumbing

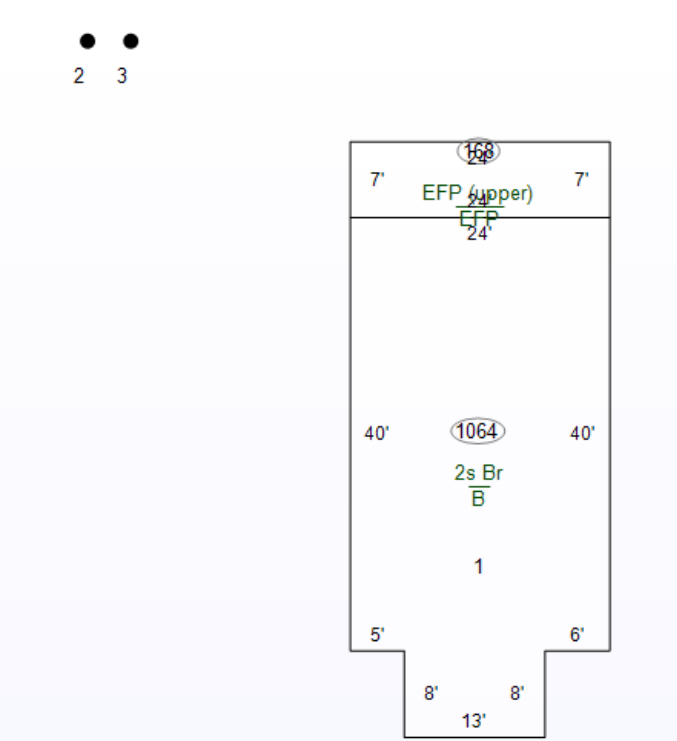
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	4	4
Water Heaters	4	4
Add Fixtures	0	0
Total	12	20

Accommodations

Bedrooms	6
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1064	1064	\$92,300	
2	7	1064	1064	\$50,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1064	798	\$52,700	
Crawl					
Slab					

Total Base \$195,200

Adjustments 1 Row Type Adj. x 1.00 \$195,200

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2 D:1	\$26,400
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	20 - 20 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$221,600

Sub-Total, 1 Units

Exterior Features (+)	\$15,900	\$237,500
Garages (+) 0 sqft	\$0	\$237,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$222,300

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: Triplex R 01	100%	2	Brick	D+2	1925	1925	97 P		1.04		3,192 sqft	\$222,300	75%	\$55,580	0%	100%	1.000	0.6300	\$35,000
2: CONCP R	0%	1	SV	D	1989	1989	33 P		1.04		180 sqft		80%		0%	100%	1.000	0.6300	\$400
3: Detached Garage R 01	100%	1	Wood Frame	D	1926	1926	96 P	\$39.23	1.04	\$32.64	18'x20'	\$11,750	75%	\$2,940	0%	100%	1.000	0.6300	\$1,900