

45-08-09-256-034.000-004

Equity Trust Co Cust FBO Mark

1376 VAN BUREN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-256-034.000-004

Local Parcel Number 001-25-44-0294-0021

Tax ID:

Routing Number J44-294 19

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 2539-004 Neighborhood- 2539

Section/Plat

Location Address (1) 1376 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

Equity Trust Co Cust FBO Mark McWilli ry IRA 58 Town Woods RD Old Lyme, CT 06371

Legal

GARY LAND CO'S. 11TH SUB. ALL L.25 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/14/2021 to 01/01/1900.

Notes

9/15/2022 RYR1-23: No Physical Characteristic Change as of 09/15/22
10/4/2021 SINP: Data entered Sales Disclosure. Sold 02-05-21 for \$2,200. Invalid - Tax Sale. Corrected condition from fair to poor, Grade from C to D+2. Sketch label from Fr/Br to Brick only.
10/16/2018 RYR1-19: FLD #2539-147- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 10/16/2018
8/5/2015 15CE: 2015 Cyclical Entered D.WASHINGTON 1/2/15 F#2539-18

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 show valuation data for 2022 and 2021.

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, 29, 29x121, 0.96, \$74, \$71, \$2,059, 0%, 100%, 0.8300, \$1,710.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (29), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$1,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,700).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 1016 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, Open Masonry	72	\$4,400

Plumbing

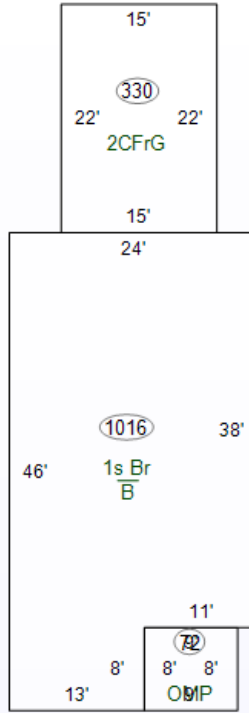
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1016	1016	\$89,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1016	0	\$26,900	
Crawl				
Slab				

Total Base \$116,700

Adjustments 1 Row Type Adj. x 1.00 \$116,700

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) 2:500 \$4,500
 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 \$121,200

Sub-Total, 1 Units

Exterior Features (+) \$4,400 \$125,600

Garages (+) 330 sqft \$12,600 \$138,200

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

Replacement Cost \$129,355

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	Brick	D+2	1924	1931	91 P		1.04		2,032 sqft	\$129,355	75%	\$32,340	0%	100%	1.000	0.6300	\$20,400