

45-08-09-303-016.000-004

Burnett, Taliah Collins-

1431 W 17TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-303-016.000-004
Local Parcel Number 001-25-45-0376-0017

Tax ID:

Routing Number J45-376 181

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)
1431 W 17TH AVE
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

Burnett, Taliah Collins-
625 W 43rd AVE
Gary, IN 46408

Legal

2ND LOGAN PARK ADD. LOT 17 BL. 5 LOT 18 BL. 5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates 03/10/2017, 04/04/2003, 01/01/1900.

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 values 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, 50, 50x126, 0.98, \$74, \$73, \$3,650, 0%, 100%, 0.8300, \$3,030.

Notes

6/30/2020 RYR1-19: CHANGED REVIEW GROUP TO RYR1-19
9/22/2017 18CE: 2539-9 DATA ENTERED. CORRECTED GRADE FROM D TO D+2 AND COND FROM FAIR TO POOR AND CORRECTED COND ON DETGAR FROM POOR TO VERY POOR. C.RATTLER 9/22/17
8/19/2011 FDAT: QS 910 FOLDER 548 M BROWN AUGUST 7,1995

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$3,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,000).

Data Source N/A

Collector

Appraiser

45-08-09-303-016.000-004

Burnett, Taliah Collins-

1431 W 17TH AVE

510, 1 Family Dwell - Platted Lot

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2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 824 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
Wood Deck	100	\$2,200

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

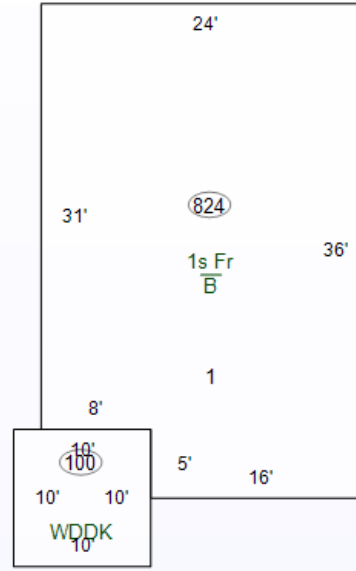
Accommodations

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

Heat Type

Central Warm Air

●
2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	824	824	\$69,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		824	0	\$23,900	
Crawl					
Slab					

Total Base \$93,600

Adjustments 1 Row Type Adj. x 1.00 \$93,600

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 \$93,600

Sub-Total, 1 Units

Exterior Features (+)	\$2,200	\$95,800
Garages (+) 0 sqft	\$0	\$95,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$89,669

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	1954	1954	68 P		1.04		1,648 sqft	\$89,669	70%	\$26,900	0%	100%	1.000	0.6300	\$16,900
2: Detached Garage R 01	100%	1	Wood Frame	D	1954	1954	68 VP	\$35.01	1.04	\$29.13	20'x22'	\$12,816	95%	\$640	0%	100%	1.000	0.6300	\$400