

45-08-09-332-026.000-004

Endris, Brandon

1740 FILLMORE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-09-332-026.000-004
Local Parcel Number 001-25-45-0365-0011

Ownership

Endris, Brandon
67 Indian TRL
Merrillville, IN 46410

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/09/2021 and 01/01/1900.

Notes

11/1/2021 SIN: Sold on 6/9/2021 for \$500.00
Invalid sale and correct dwelling grade from D to D+2
and condition from fair to poor.
Data entered Sales Disclosure. Invalid sale - Tax Sale. M. Ingram 11-08-21.
6/30/2020 RYR1-19: CHANGED REVIEW GROUP TO RYR1-19
9/20/2017 18CE: 2539-4 Data Entered
Corrected dwelling grade from D to D+2, condition from fair to poor, label change from 1 1/2sFr/B to A/2sFr/B, 1sFr/C to 1sFr/B
A. Boudreaux 09/20/2017

Tax ID:

Legal

LOGAN PARK ADD. L.11 BL.6

Routing Number J45-365 645

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

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 sub-totals for Land, Improvement, and Total.

Location Information

County Lake
Township CALUMET TOWNSHIP
District 004 (Local 004)
School Corp 4690
Neighborhood 2539-004
Section/Plat
Location Address (1) 1740 FILLMORE ST GARY, IN 46407

Land Computations

Table with columns: Description, 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.

Zoning

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.

Subdivision

Lot

Market Model 2539-004 - Residential

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 1792 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
Stoop, Masonry	36	\$1,500
Canopy, Shed Type	36	\$300
Porch, Enclosed Frame	80	\$6,100
Porch, Enclosed Frame	80	\$3,700

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1088	1088	\$85,100	
2	1Fr	704	704	\$32,800	
3					
4					
1/4					
1/2					
3/4					
Attic		704	0	\$5,400	
Bsmt		1088	0	\$28,200	
Crawl					
Slab					

Total Base \$151,500
Adjustments 1 Row Type Adj. x 1.00 \$151,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 = \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$153,100

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$164,700
Garages (+) 0 sqft	\$0	\$164,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	

Replacement Cost \$154,159

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%	2	Wood Frame	D+2	1924	1926	96 P		1.04		3,584 sqft	\$154,159	75%	\$38,540	20%	100%	1.000	0.6300	\$19,400