

45-08-16-154-014.000-004

Cannon, Eugene

2369 BUCHANAN ST

520, 2 Family Dwell - Platted Lot

Neighborhood- 2539

1/2

General Information

Parcel Number 45-08-16-154-014.000-004
Local Parcel Number 001-25-43-0222-0030

Tax ID:

Routing Number J43-222 293

Property Class 520
2 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)
2369 BUCHANAN ST
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2539-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Cannon, Eugene
3550 Maryland ST
Gary, IN 46409

Legal

GARY PARK L.30 BL.3



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values.

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for Cannon, Eugene, Carradine, Alice L, Castlerock 2017 LLC, US Bank National Ass, May, Ellastine (12.5%), and ELLASTINE MAY & EL.

Res

Notes

6/30/2020 RYR1-19: CHANGED REVIEW GROUP TO RYR1-19
11/2/2018 SINP: Sales Disclosure
Sale Price 2,500.00
Sales Date 05/18/18
Changes
SALE NOT VALID FOR TRENDING / QUITCLAIM / FIXER -UPPER
12/13/2017 SINP: data entered on 12-7-2017 added uts 8x12 sv 100 grade d cond. fair corrected sketch 12-18-17
9/21/2017 18CE: Changed dwell from D to D+2, fair to poor cond, eff yr 1957 to 1943. J tillman fldr: 2539-7

Land Computations

Table with columns: Land Computations (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) and values.

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 108 - Bungalow
Finished Area 836 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	114	\$8,100
Porch, Enclosed Frame	112	\$7,200

Plumbing

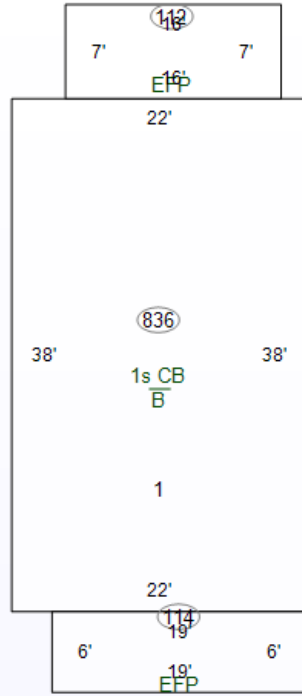
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 4	836	836	\$69,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	836	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 (+)	C:1 \$8,800
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 10 = -1 x \$0 (\$800)
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$101,600

Sub-Total, 1 Units

Exterior Features (+)	\$15,300	\$116,900
Garages (+) 0 sqft	\$0	\$116,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$109,418

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	50%	1	Concrete Block	D+2	1943	1943	79 P		1.04		1,672 sqft	\$109,418	75%	\$27,350	0%	100%	1.000	0.6300	\$17,200