

45-08-34-180-002.000-004

Brame, Antoine

713 E 47TH AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 12510

1/2

General Information

Parcel Number 45-08-34-180-002.000-004
Local Parcel Number 001-25-43-0422-0002

Tax ID:

Routing Number 12510-20

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 12510-004
Neighborhood- 12510

Section/Plat

Location Address (1)
713 E 47TH AVE
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
12510-004 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage Declining

Printed Sunday, January 8, 2023
Review Group 2021

Ownership

Brame, Antoine
2366 Roosevelt PL
Gary, IN 46404

Legal

GEORGETOWN ADD. L.2 BL.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/21/2020 to 01/01/1900.

Notes

1/15/2021 SINP: DATA ENTERED SALES DISCLOSURE
DATE OF SALE:12/21/20
SALE PRICE: \$2,000
VALID SALE: NO- TAX SALE
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF 1/15/21
CBATTLE

8/14/2020 RYR3-21: No physical characteristic changes made as of August 3, 2020 Folder 12510-20

11/8/2018 SINP: Data entered sales disclosure sale date 3/1/18 sale price \$500.00 sold on tax sale sale invalid.TCaldwell 11/8/18

10/26/2016 17CE: (12510-21) DATA ENTERED. CORRECTED GRADE FROM C-1 TO D+2 AND COND FROM FAIR TO POOR. C.RATTLER, 10/26/2016.

5/5/2011 FDAT: Q S 1117 FOLDER 343 M BROWN OCTOBER 6,1995

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). Rows 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 for F F 53 53x102 0.90 \$131 \$118 \$6,254 0% 100% 0.7500 \$4,690

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.12), Actual Frontage (53), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$4,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,700).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 1036 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

Plumbing

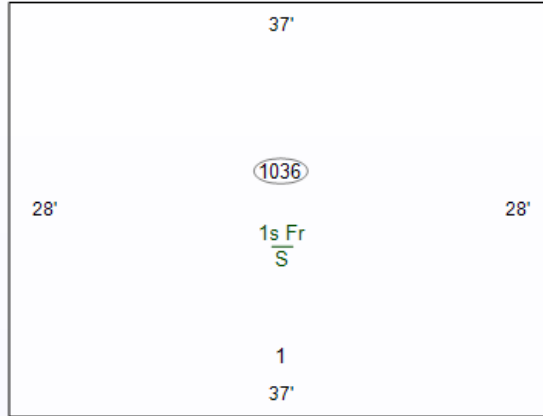
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1036	1036	\$81,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1036	0	\$0	

Total Base \$81,700

Adjustments 1 Row Type Adj. x 1.00 \$81,700

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 \$81,700

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$81,700
Garages (+) 0 sqft	\$0	\$81,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
Replacement Cost		\$76,471

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	1957	1957	65 F		1.04		1,036 sqft	\$76,471	60%	\$30,590	0%	100%	1.000	0.7500	\$22,900
2: Utility Shed R 01	0%	1		D	2002	2002	20 F	\$31.58	1.04	\$26.27	8'x6'	\$1,261	55%	\$570	0%	100%	1.000	0.7500	\$400