COMM SE COR OF N1/2 OF SE1/4
OF SE1/4, RUN W 1032.53 FT TO
NE'LY R/W OF SR-247, RUN N 41

TORNINCASA B SUSAN
1045 EASY ST UNIT D
CROWN POINT, IN 46307-2895

2026

10-4S-16-02866-012

BUILDING CHARACTERISTICS

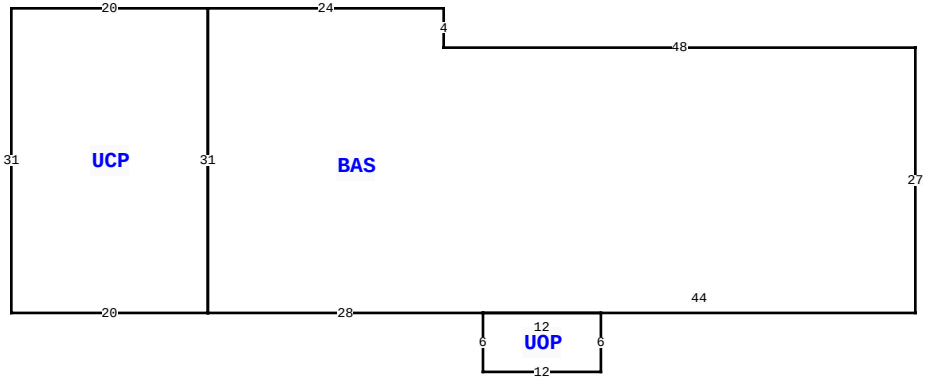
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		10416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	124,405
UCP	620	20		124	7,562
UOP	72	20		14	853
TOTALS	2,732			2,178	132,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	83.7644	93.82	204,340	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 2040 HX Base Yr 2009



2627 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,821
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		169,221
SOH/AGL Deduction		82,111
ASSESSED VALUE		87,110
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,699
TOTAL JUST VALUE		169,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/1549	2/19/2009	WD	U	I	11	100
GRANTOR: MARIO & B SUSAN TRONI						
GRANTEE: B SUSAN TRONINCASA						
0932/1119	7/27/2001	WD	Q	I		62,500
GRANTOR: HULL'S						
GRANTEE: MARIO & B SUSAN TRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UCP= W20 S31 E20 N31$ S31 E28 UOP= S6 E12 N6 W12$
E44 N27 W48 N4$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/23/2026 BY SYS