

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

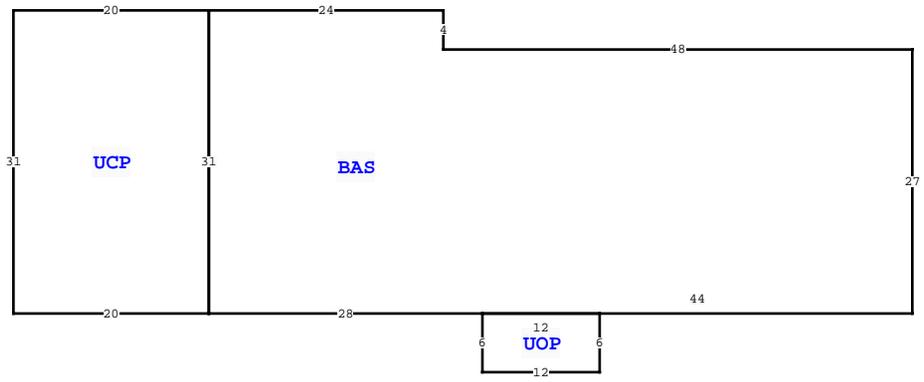
TORNINCASA B SUSAN
1045 EASY ST UNIT D
CROWN POINT, IN 46307-2895

2026

10-4S-16-02866-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,040	100	
UCP	620	20	
UOP	72	20	
TOTALS	2,732		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2009									
Heated Area: 2040 HX Base Yr 2009												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		135,185	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		171,585	
SOH/AGL Deduction		84,475	
ASSESSED VALUE		87,110	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		35,699	
TOTAL JUST VALUE		171,585	
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00	0.00
TOTALS												

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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								