

45-17-21-476-008.000-044

General Information

Parcel Number  
45-17-21-476-008.000-044  
  
Local Parcel Number  
011-11-10-0044-0019

Tax ID:

Routing Number  
F10-044 20

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Lake

Township  
WINFIELD TOWNSHIP

District 044 (Local 044 )  
Winfield Township

School Corp 4660  
CROWN POINT COMMUNITY

Neighborhood 1104-044  
Neighborhood- 1104

Section/Plat

Location Address (1)  
13226 COUNTY LINE RD  
CROWN POINT, IN 46307

Zoning

Subdivision  
PORTLAKE ACRES

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Saturday, January 4, 2025

Review Group 2024

Braithwaite, Brian K

Ownership

Braithwaite, Brian K  
Dawn J Braithwaite Revoc Trust  
13226 County Line RD  
Crown Point, IN 46307

Legal

PORTLAKE ACRES TRACT 19



13226 COUNTY LINE RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

| Date       | Owner                  | Doc ID | Code | Book/Page   | Adj Sale Price | V/I |
|------------|------------------------|--------|------|-------------|----------------|-----|
| 02/19/2021 | Braithwaite, Brian K   |        | Re   | 2021/031611 |                | I   |
| 02/19/2021 | Braithwaite, Brian K & |        | Tr   | 2021/019542 |                | I   |
| 06/19/2018 | Dawn J Downing Revo    | 301655 | Qu   | /           |                | I   |
| 11/26/2012 | Downing, Dawn J        |        | WD   | /           | \$267,500      | V   |
| 12/11/2008 | DARREN & KIMBERL       |        | WD   | /           |                | I   |
| 12/11/2008 | WALTER L. & CHERIE     |        | WD   | /           |                | I   |

Res

Valuation Records

| Assessment Year     | 2024                                | 2023                                | 2022                                | 2021                                | 2020                                |
|---------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Reason For Change   | AA                                  | AA                                  | AA                                  | AA                                  | AA                                  |
| As Of Date          | 06/04/2024                          | 07/07/2023                          | 05/27/2022                          | 05/20/2021                          | 05/23/2020                          |
| Valuation Method    | Indiana Cost Mod                    | Indiana Cost Mod                    | Indiana Cost Mod                    | Indiana Cost Mod                    | Indiana Cost Mod                    |
| Equalization Factor | 1.0000                              | 1.0000                              | 1.0000                              | 1.0000                              | 1.0000                              |
| Notice Required     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Land                | \$126,000                           | \$126,000                           | \$86,100                            | \$69,800                            | \$53,700                            |
| Land Res (1)        | \$75,000                            | \$75,000                            | \$46,800                            | \$46,800                            | \$36,000                            |
| Land Non Res (2)    | \$51,000                            | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| Land Non Res (3)    | \$0                                 | \$51,000                            | \$39,300                            | \$23,000                            | \$17,700                            |
| Improvement         | \$374,700                           | \$295,500                           | \$307,800                           | \$275,000                           | \$258,300                           |
| Imp Res (1)         | \$370,900                           | \$278,500                           | \$289,600                           | \$259,100                           | \$241,900                           |
| Imp Non Res (2)     | \$3,800                             | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| Imp Non Res (3)     | \$0                                 | \$17,000                            | \$18,200                            | \$15,900                            | \$16,400                            |
| Total               | \$500,700                           | \$421,500                           | \$393,900                           | \$344,800                           | \$312,000                           |
| Total Res (1)       | \$445,900                           | \$353,500                           | \$336,400                           | \$305,900                           | \$277,900                           |
| Total Non Res (2)   | \$54,800                            | \$0                                 | \$0                                 | \$0                                 | \$0                                 |
| Total Non Res (3)   | \$0                                 | \$68,000                            | \$57,500                            | \$38,900                            | \$34,100                            |

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

| Land Type | Pricing Method | Soil ID | Act Front. | Size   | Factor | Rate     | Adj. Rate | Ext. Value | Infl. % | Market Factor | Cap 1  | Cap 2  | Cap 3 | Value    |
|-----------|----------------|---------|------------|--------|--------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9         | A              |         | 0          | 1.0000 | 1.00   | \$75,000 | \$75,000  | \$75,000   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$75,000 |
| 91        | A              |         | 0          | 3.9260 | 1.00   | \$13,000 | \$13,000  | \$51,038   | 0%      | 1.0000        | 0.00   | 100.00 | 0.00  | \$51,040 |
| 82        | A              | AD      | 0          | 0.1140 | 0.94   | \$2,280  | \$2,143   | \$244      | -100%   | 1.0000        | 0.00   | 100.00 | 0.00  | \$00     |

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Saturday, January 4, 2025

Review Group 2024

Data Source N/A

Collector

Appraiser

Neighborhood- 1104 1/2

Notes

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 5.04                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.00                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.11                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 3.93                     |
| Total Acres Farmland    | -5.04                    |
| 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       | \$75,000                 |
| 91/92 Value             | \$51,000                 |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$75,000                 |
| CAP 2 Value             | \$51,000                 |
| CAP 3 Value             | \$0                      |
| Total Value             | \$126,000                |

General Information

OccupancySingle-Family

DescriptionSingle-Family

Story Height2

Style39 - TWO STORY

Finished Area2736 sqft

Make

Floor Finish

☐Earth

☒Tile

☒Slab

☒Carpet

☒Sub & Joist

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms4

Living Rooms0

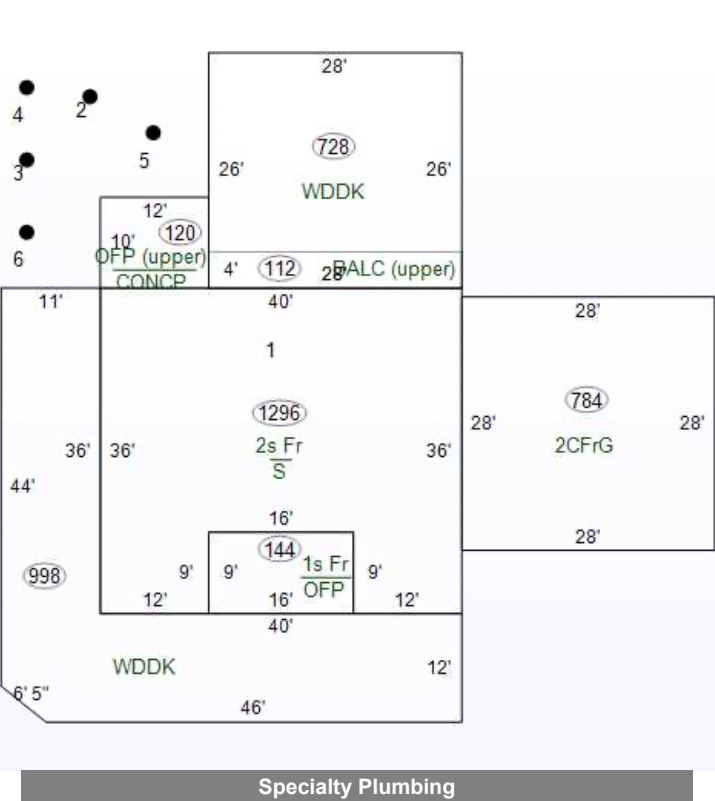
Dining Rooms0

Family Rooms0

Total Rooms8

Heat Type

Central Warm Air



| Cost Ladder                       |        |      |        |                        |           |
|-----------------------------------|--------|------|--------|------------------------|-----------|
| Floor                             | Constr | Base | Finish | Value                  | Totals    |
| 1                                 | 1Fr    | 1296 | 1296   | \$94,500               |           |
| 2                                 | 1Fr    | 1440 | 1440   | \$51,100               |           |
| 3                                 |        |      |        |                        |           |
| 4                                 |        |      |        |                        |           |
| 1/4                               |        |      |        |                        |           |
| 1/2                               |        |      |        |                        |           |
| 3/4                               |        |      |        |                        |           |
| Attic                             |        |      |        |                        |           |
| Bsmt                              |        |      |        |                        |           |
| Crawl                             |        |      |        |                        |           |
| Slab                              |        | 1296 | 0      | \$0                    |           |
|                                   |        |      |        | Total Base             | \$145,600 |
| Adjustments                       |        |      |        | 1 Row Type Adj. x 1.00 | \$145,600 |
| Unfin Int (-)                     |        |      |        |                        | \$0       |
| Ex Liv Units (+)                  |        |      |        |                        | \$0       |
| Rec Room (+)                      |        |      |        |                        | \$0       |
| Loft (+)                          |        |      |        |                        | \$0       |
| Fireplace (+)                     |        |      |        | MS:1 MO:1              | \$4,500   |
| No Heating (-)                    |        |      |        |                        | \$0       |
| A/C (+)                           |        |      |        | 1:1296 2:1440          | \$5,400   |
| No Elec (-)                       |        |      |        |                        | \$0       |
| Plumbing (+ / -)                  |        |      |        | 5 – 5 = 0 x \$0        | \$0       |
| Spec Plumb (+)                    |        |      |        |                        | \$0       |
| Elevator (+)                      |        |      |        |                        | \$0       |
|                                   |        |      |        | Sub-Total, One Unit    | \$155,500 |
|                                   |        |      |        | Sub-Total, 1 Units     |           |
| Exterior Features (+)             |        |      |        | \$36,000               | \$191,500 |
| Garages (+) 784 sqft              |        |      |        | \$22,800               | \$214,300 |
| Quality and Design Factor (Grade) |        |      |        | 1.00                   |           |
| Location Multiplier               |        |      |        | 0.98                   |           |
|                                   |        |      |        | Replacement Cost       | \$210,014 |

| Exterior Features |      |          |
|-------------------|------|----------|
| Description       | Area | Value    |
| Patio, Concrete   | 120  | \$800    |
| Porch, Open Frame | 120  | \$3,200  |
| Porch, Open Frame | 144  | \$6,400  |
| Balcony           | 112  | \$1,900  |
| Wood Deck         | 998  | \$13,800 |
| Wood Deck         | 728  | \$9,900  |

| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Summary of Improvements |              |             |       |            |          |            |    |           |      |          |                  |           |          |               |         |      |       |       |        |        |       |              |
|-------------------------|--------------|-------------|-------|------------|----------|------------|----|-----------|------|----------|------------------|-----------|----------|---------------|---------|------|-------|-------|--------|--------|-------|--------------|
| Description             | Story Height | Constr Type | 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  | Cap 1  | Cap 2  | Cap 3 | Improv Value |
| 1: Single-Family        | 2            | Wood Fr     | C     | 1977       | 2005     | 19         | A  |           | 0.98 |          | 2,736 sqft       | \$210,014 | 18%      | \$172,210     | 0%      | 100% | 1.660 | 1.000 | 100.00 | 0.00   | 0.00  | \$285,900    |
| 2: Barn, Pole (T3)      | 1            | T3AW        | C     | 2023       | 2023     | 1          | A  | \$12.75   | 0.98 |          | 60' x 100' x 14' | \$74,961  | 5%       | \$71,210      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$71,200     |
| 3: Barn, Pole (T3)      | 1            | T3AW        | D     | 1988       | 1988     | 36         | F  | \$23.27   | 0.98 |          | 24' x 24' x 16'  | \$9,371   | 60%      | \$3,750       | 0%      | 100% | 1.000 | 1.000 | 0.00   | 100.00 | 0.00  | \$3,800      |
| 4: Concp                | 1            |             | D     | 2000       | 2000     | 24         | F  |           | 0.98 |          | 240 sqft         | \$1,098   | 30%      | \$770         | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$800        |
| 5: Detached Garage      | 1            | Pole        | C     | 2002       | 2002     | 22         | A  | \$20.12   | 0.98 | \$19.72  | 45'x18'          | \$15,971  | 22%      | \$12,460      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$12,500     |
| 6: Pool, Above Ground   | 1            |             | D     | 2000       | 2000     | 24         | F  |           | 0.98 |          | 20' Circ         | \$3,528   | 85%      | \$530         | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$500        |