

45-08-15-179-023.000-004

Argueta Rivas, Jose Abel Abdel

2367 INDUSTRIAL BLVD

510, 1 Family Dwell - Platted Lot

Neighborhood- 2536

1/2

General Information

Parcel Number 45-08-15-179-023.000-004
Local Parcel Number 001-25-42-0188-0035

Tax ID:

Routing Number J42-188 24

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 2536-004 Neighborhood- 2536

Section/Plat

Location Address (1) 2367 INDUSTRIAL BLVD GARY, IN 46407

Zoning

Subdivision

Lot

Market Model 2536-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Argueta Rivas, Jose Abel Abdel 2367 Industrial BLVD Gary, IN 46407

Legal

Diamond Park Subdivision Block 2 Lots 33 & 34



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

Table with columns for Assessment Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, 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 for Land Pricing Soil Type, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

7/26/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 7/26/22
10/1/2021 SINP: Data entered Sales Disclosure. Sold 05-03-21 for \$4,500. Invalid - Tax Sale.
10/3/2018 RYR1-19: Data Entered Assessment Correct ,DCourtney.#2536-110
12/23/2014 15CE: 2015 Cyclical Entered D.WASHINGTON 12/23/14 F#2536-21
12/23/2014 BPER: Building Permit removed dfg per field inspection 7/21/09 dr
12/23/2014 COMB: QS 1211 FLDR 608 11-8[95 THILL COMB. KEY 42-188-34 W/35.2-10-04 D CRUZ

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 812 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	144	\$0

Plumbing

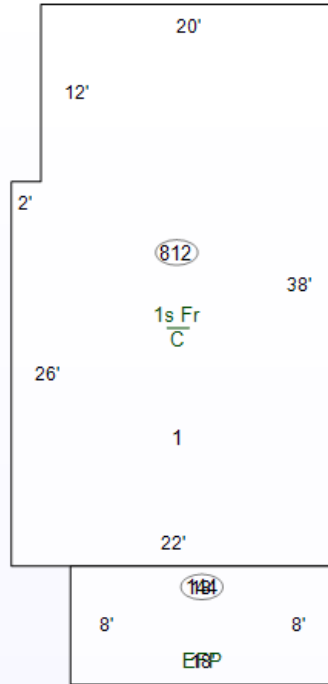
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	812	812	\$68,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		812	0	\$5,300	
Slab					

Total Base \$73,400

Adjustments 1 Row Type Adj. x 1.00 \$73,400

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 \$73,400

Sub-Total, 1 Units

Exterior Features (+)	\$8,900	\$82,300
Garages (+) 0 sqft	\$0	\$82,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	1.04	
Replacement Cost		\$72,753

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+1	1941	1941	81 VP		1.04		812 sqft	\$72,753	95%	\$3,640	0%	100%	1.000	0.9600	\$3,500