

45-08-15-185-007.000-004

Aguirre, Agustina

2435 DIAMOND AVE

510, 1 Family Dwell - Platted Lot

Neighborhood- 2536

1/2

General Information

Parcel Number 45-08-15-185-007.000-004
Local Parcel Number 001-25-42-0191-0009

Tax ID:

Routing Number J42-191 7

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)
2435 DIAMOND AVE
GARY, IN 46407

Zoning

Subdivision

Lot

Market Model
2536-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2019

Ownership

Aguirre, Agustina
7855 Juniper Ave Apt F
Fontana, CA 92336

Legal

DIAMOND PARK ADD. L.9 BL.5 ALL L.8 BL.5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/21/2021 to 10/25/2005.

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data 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.

Notes

7/26/2022 RYR1-23: NO PHYSICAL CHARACTERISTICS CHANGES AS OF 7/26/22
7/5/2022 BPER: BP#0527 WORK COMPLETE REMOVE EMP
12/17/2021 SINP: Sale disclosure data entered 07//2021 \$16500.00. It is a invalid sale, No characteristic changes made at this time.
10/15/2021 SINP: SOLD ON 1/28/2021 FOR \$2,500.00 INVALID SALE
10/3/2018 RYR1-19: FLD #2536-111- DATA ENTERED: PROPERTY ASSESSED CORRECTLY. C.RATTLER, 10/3/2018
12/24/2014 15CE: 2015 Cyclical Entered 2536-18 CORRECTED GRADE TO D+1 12/24/2014 CRATTLER

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A Collector 07/30/2018 Dion Courtney Appraiser 09/24/2018 DANNY CRUZ

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 946 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 |
|-------------------------|------|---------|
| Stoop, Masonry | 25 | \$1,500 |
| Porch, Enclosed Masonry | 154 | \$9,700 |

Plumbing

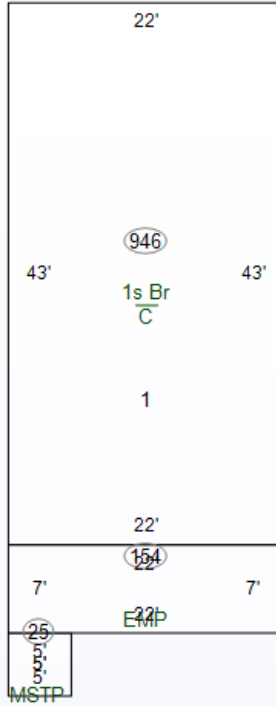
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

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 | 7 | 946 | 946 | \$85,200 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 946 | 0 | \$5,700 | |
| Slab | | | | | |

| | | | |
|-------------------------------|--|-------------------|----------|
| Adjustments | | Total Base | \$90,900 |
| 1 Row Type Adj. x 1.00 | | | \$90,900 |
| 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 | | | \$90,900 |

| | | | |
|-----------------------------------|--|----------|-----------|
| Sub-Total, 1 Units | | | |
| Exterior Features (+) | | \$11,200 | \$102,100 |
| Garages (+) 0 sqft | | \$0 | \$102,100 |
| Quality and Design Factor (Grade) | | | 0.85 |
| Location Multiplier | | | 1.04 |
| Replacement Cost | | | \$90,256 |

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 | Brick | D+1 | 1929 | 1929 | 93 F | | 1.04 | | 946 sqft | \$90,256 | 65% | \$31,590 | 0% | 100% | 1.000 | 0.9600 | \$30,300 |