

45-08-22-329-021.000-004

Curtis, Albert

3434 VIRGINIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-329-021.000-004
Local Parcel Number 001-25-46-0381-0010

Tax ID:

Routing Number J46-381

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 2558-004
Neighborhood- 2558

Section/Plat

Location Address (1)
3434 VIRGINIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Declining

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Curtis, Albert
3434 Virginia ST
Gary, IN 46409

Legal

POLONIA REALTY CO'S 1ST. ADD. ALL L.10 BL.4
S.20FT. L.9 BL.4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 08/12/2020 to 01/01/1900.

Notes

12/5/2019 RYR2-20: 2558-184 Data Entered
Change dwelling condition from poor to fair.
A.Boudreaux 12/05/2019
11/10/2015 16CE: 2016 Cyclical Entered
FOLDER 2558-19 CORRECTED CONDITION FROM
FAIR TO POOR 11/10/2015
MBANKS

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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. Row shows values for F, F, 50, 50x122, 0.97, \$77, \$75, \$3,750, 0%, 100%, 0.9500, \$3,560.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.14), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.14), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$3,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,600).

Data Source N/A

Collector 08/21/2018 Dion Courtney

Appraiser 11/26/2019

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	1044 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	28	\$1,500
Canopy, Roof Extension	28	\$600
Stoop, Masonry	16	\$1,500

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

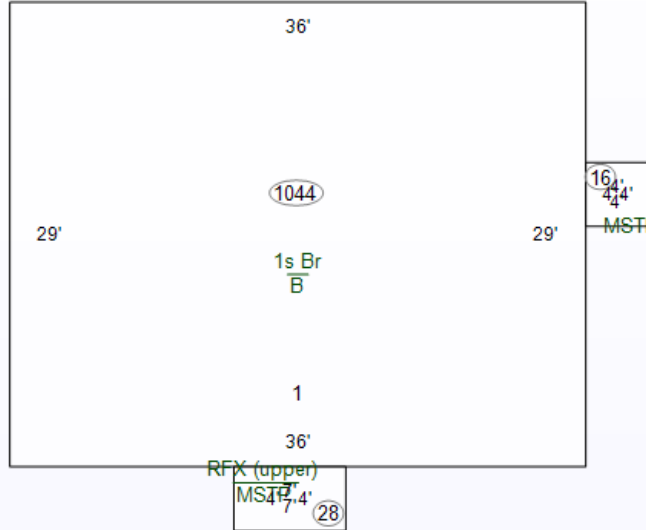
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

3

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1044	1044	\$91,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1044	0	\$27,400	
Crawl					
Slab					

Total Base \$118,400

Adjustments 1 Row Type Adj. x 1.00 \$118,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1044	\$2,900
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$122,100

Sub-Total, 1 Units

Exterior Features (+)	\$3,600	\$125,700
Garages (+) 0 sqft	\$0	\$125,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$117,655

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+2	1959	1959	63 F		1.04		2,088 sqft	\$117,655	60%	\$47,060	0%	100%	1.000	0.9600	\$45,200
2: CONCP R	0%	1	SV	D	1991	1991	31 P		1.04		504 sqft		80%		0%	100%	1.000	0.9600	\$1,000
3: Detached Garage R 01	100%	1	Wood Frame	D	1991	1991	31 P	\$31.48	1.04	\$26.19	24'x24'	\$15,086	52%	\$7,240	0%	100%	1.000	0.9600	\$7,000