

45-08-22-358-021.000-004

Thomas, Cadene

3616 DELAWARE ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

**General Information**

**Parcel Number**  
45-08-22-358-021.000-004

**Local Parcel Number**  
001-25-47-0069-0006

**Tax ID:**

**Routing Number**  
QS 1114

**Ownership**

Thomas, Cadene  
155 Tremont St #2  
Taunton, MA 02780

**Legal**

S. BROADWAY ADD. L.5 BL.5 N2. L.6 BL.5

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/09/2021	Thomas, Cadene		Ta	2021/	\$1,200	I
03/21/2018	Mitchell, Samuel	22715	Qu	/	\$0	I
11/08/2016	Jirik, Paul	16613	Tr	/	\$0	I
11/08/2016	Jirik, Raul (re-recorded)	20131	Tr	/	\$0	I
02/23/2011	Indiana Title Network T		WD	/	\$5,500	I
08/09/1988	SARAH RICHARDSO		WD	/	\$0	I

**Notes**

12/8/2021 SINIF: Sale disclosure data entered 06/09/2021 \$1200.00. It is a invalid sale, No characteristic changes made at this time.

12/6/2021 SINIF: SALE DATE: 6/9/2021 SALE PRICE: \$1,200

INVALID SALE: TAX SALE

12/5/2019 RYR2-20: No charateristic changes as of this date. 2558-185

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

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)**  
3616 DELAWARE ST  
GARY, IN 46409

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
01/09/2022	<b>As Of Date</b>	05/27/2022	05/15/2021	05/23/2020	05/24/2019	05/05/2018
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>\$2,700</b>	<b>Land</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$2,700</b>
\$2,700	Land Res (1)	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$29,700</b>	<b>Improvement</b>	<b>\$29,700</b>	<b>\$27,200</b>	<b>\$26,900</b>	<b>\$26,900</b>	<b>\$26,900</b>
\$29,700	Imp Res (1)	\$29,700	\$27,200	\$26,900	\$26,900	\$26,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$32,400</b>	<b>Total</b>	<b>\$32,400</b>	<b>\$29,900</b>	<b>\$29,600</b>	<b>\$29,600</b>	<b>\$29,600</b>
\$32,400	Total Res (1)	\$32,400	\$29,900	\$29,600	\$29,600	\$29,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 132', CI 132' 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. %	Res Elig %	Market Factor	Value
F	F		38	38x125	0.98	\$77	\$75	\$2,850	0%	100%	0.9500	\$2,710

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
2558-004 - Residential

**Land Computations**

Calculated Acreage	0.11
Actual Frontage	38
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$2,700
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$2,700</b>

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved, Sidewalk

**Neighborhood Life Cycle Stage**  
Declining

Printed Saturday, January 7, 2023

Review Group 2020

Data Source N/A

Collector 08/22/2018 Dion Courtney

Appraiser 11/26/2019 KENYA STINES

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	108 - Bungalow
<b>Finished Area</b>	697 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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
Porch, Enclosed Frame	80	\$0
Porch, Enclosed Frame	147	\$0

**Plumbing**

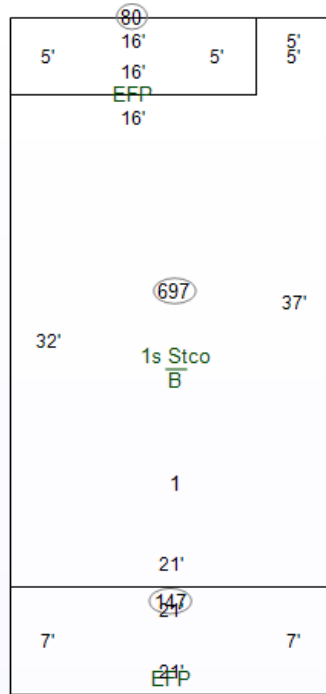
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	2	697	697	\$62,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		697	0	\$22,100	
Crawl					
Slab					

**Total Base** \$84,300

**Adjustments** 1 Row Type Adj. x 1.00 \$84,300

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** \$84,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,000	\$99,300
Garages (+) 0 sqft	\$0	\$99,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$92,945</b>

**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	Stucco	D+2	1921	1921	101 F		1.04		1,394 sqft	\$92,945	65%	\$32,530	5%	100%	1.000	0.9600	\$29,700