

45-08-22-382-004.000-004

Thomas, Cadene

3621 VIRGINIA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2558

1/2

General Information

Parcel Number 45-08-22-382-004.000-004
Local Parcel Number 001-25-47-0025-0041

Tax ID:

Routing Number J47-025

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)
3621 VIRGINIA ST
GARY, IN 46409

Zoning

Subdivision

Lot

Market Model
2558-004 - Residential

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

Ownership

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

Legal

SCHUG PARK S. BDWY. ADD. ALL L.43 BL.6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/09/2021 to 01/01/1900.

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 various valuation amounts.

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, 25, 25x125, 0.98, \$77, \$75, \$1,875, 0%, 100%, 0.9500, \$1,780.

Notes

12/8/2021 SINIF: Sale disclosure data entered 06/09/2021 \$1800.00. It is a invalid sale, No characteristic changes made at this time.
12/6/2021 SINIF: SALE DATE: 6/9/2021 SALE PRICE: \$1,800
INVALID SALE: TAX SALE
CORRECTIONS: DWELLING CONDITION CORRECTED FROM FAIR TO POOR.
12/6/2019 RYR2-20: No physical characteristic changes made as of 12-06-19. Folder #2558-188.

11/13/2015 FDAT: QS 1114 FLDR 381 11/13/95 F HARRIS

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.07), Actual Frontage (25), Developer Discount, Parcel Acreage (0.07), 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 (0.07), 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 (\$1,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$1,800).

Data Source External Only

Collector 08/28/2018

Matthew Ingram

Appraiser 12/03/2019

Matthew Ingram

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	108 - Bungalow
Finished Area	748 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	32	\$1,500
Canopy, Roof Extension	32	\$600
Porch, Enclosed Frame	84	\$6,100

Plumbing

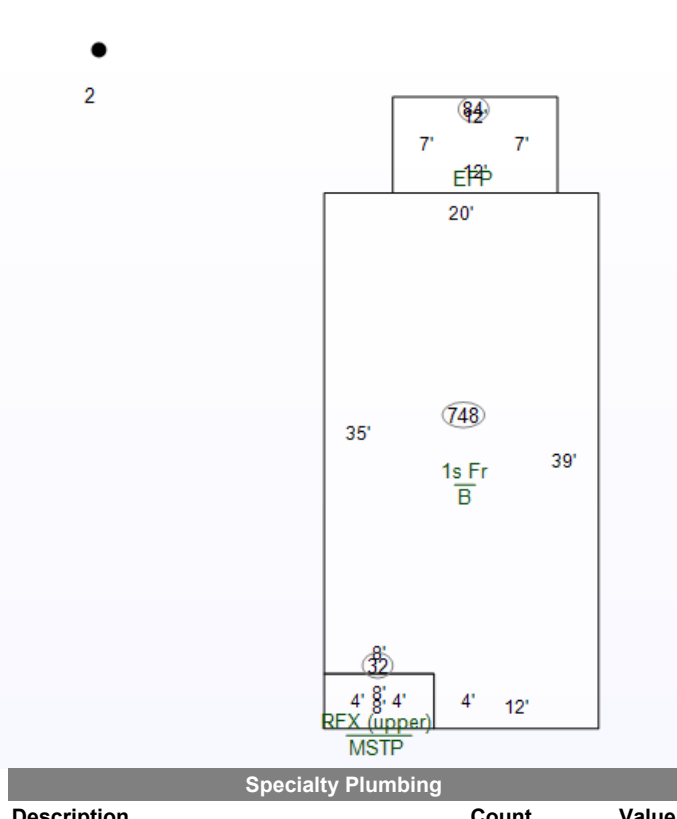
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	748	748	\$65,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	748	0	\$22,800	
Crawl				
Slab				

Total Base \$87,900

Adjustments 1 Row Type Adj. x 1.00 \$87,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:748	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$91,500

Sub-Total, 1 Units

Exterior Features (+)	\$8,200	\$99,700
Garages (+) 0 sqft	\$0	\$99,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		1.04

Replacement Cost \$93,319

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+2	1928	1928	94 P		1.04		1,496 sqft	\$93,319	75%	\$23,330	0%	100%	1.000	0.9600	\$22,400
2: Detached Garage R 01	100%	1	Wood Frame	D	1928	1928	94 P	\$33.35	1.04	\$27.75	20'x24'	\$13,319	75%	\$3,330	0%	100%	1.000	0.9600	\$3,200