

General Information

Parcel Number 45-08-24-480-004.000-020
Local Parcel Number 006-35-50-0248-0016

Tax ID:

Routing Number K50-248 21 pg104

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township HOBART TOWNSHIP

District 020 (Local 020) Lake Station Corp - Hobart Twp - Ri

School Corp 4590 RIVER FOREST COMMUNITY

Neighborhood 3501-020 Neighborhood- 3501

Section/Plat

Location Address (1) 44 E 36TH AVE LAKE STATION, IN 46405

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Friday, January 6, 2023

Review Group 2019

Ownership

Mclaurin-McNutt, Devante Joven Stevie 44 E 36th AVE Lake Station, IN 46405

Legal

GARDEN HOMES NO.3 E1/2 L.2 BL.6

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/18/2022 to 01/01/1900.

Notes

4/26/2015 15CE: 2015 Cyclical Entered MR 4/26/2015
9/21/2012 BPER: Building Permit OCT. 2011 - NEW WINDOWS. BS
9/21/2012 MISC: GATE LOCKED, DOG IN BACK, EST. I LOOKED IN BACK THE DET PATIO LOOKS TO BE AN EFP OFF OF GARAGE.



Res

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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, 50x135, 1.01, \$265, \$268, \$13,400, 0%, 100%, 1.0000, \$13,400.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (50), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$13,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,400).

Data Source N/A

Collector 10/30/2018 JJ

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 112 - Conventional
Finished Area 925 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
Wood Deck	60	\$1,400
Canopy, Shed Type	60	\$400
Porch, Open Frame	32	\$2,700

Plumbing

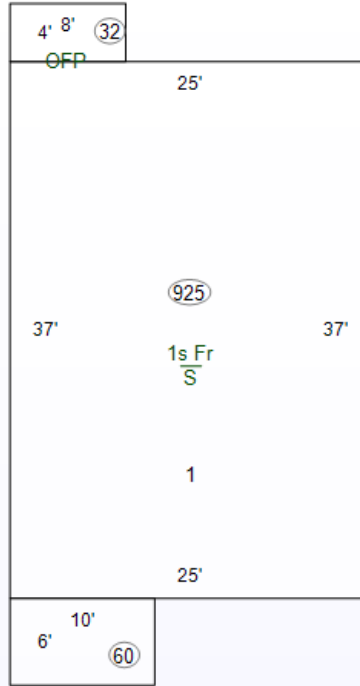
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	925	925	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	925	0	\$0	
Total Base			\$75,900	

Adjustments	1 Row Type Adj. x 1.00	Totals
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:925	\$3,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$79,300
Sub-Total, 1 Units		
Exterior Features (+)	\$4,500	\$83,800
Garages (+) 0 sqft	\$0	\$83,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
Replacement Cost		\$74,079

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	1954	1955	67 A		1.04		925 sqft	\$74,079	47%	\$39,260	0%	100%	0.950	1.0000	\$37,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1957	1957	65 F	\$30.86	1.04	\$25.68	30'x22'	\$16,946	60%	\$6,780	0%	100%	0.950	1.0000	\$6,400