

45-08-28-103-016.000-004

Ploof Capital LLC

3726 BUCHANAN ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2556

1/2

General Information

Parcel Number 45-08-28-103-016.000-004
Local Parcel Number 001-25-47-0288-0007

Tax ID:

Routing Number J47-288

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 2556-004
Neighborhood- 2556

Section/Plat

Location Address (1)
3726 BUCHANAN ST
GARY, IN 46408

Zoning

Subdivision

Lot

Market Model
2556-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, January 7, 2023

Review Group 2021

Ownership

Ploof Capital LLC
154 N Linda ST
Hobart, IN 46342

Legal

WOODROW WILSON ADD. L.7 BL.2 ALL L.8 BL.2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/27/2022 to 07/22/2008.

Notes

10/25/2022 SIN#: Data entered sale disclosure sale date 9/27/22 sale price \$7,000.00 sold on multist sale.
3/14/2022 SIN#: DATA ENTERED SALE DISCLOSURE INVALID
SALE DATE 01/06/2022
SALE PRICE \$1,000.00
NO PHYSICAL CHARACTERISTIC CHANGES MADE AS OF TODAY.
8/27/2020 RYR3-21: 2556-13 Data Entered Change dwelling condition from poor to very poor due to fire damage to rear of dwelling
A.Boudreaux 08/27/2020

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 valuation 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. Row shows values for F, F, 50, 50x126, 0.98, \$124, \$122, \$6,100, 0%, 100%, 0.8100, \$4,940.

10/26/2016 17CE: Dwelling vandalized. Apply -40% OBS.
9/19/2012 MIS1: Miscellaneous 1 REMOVE OBSO 4/4/2012 /RG

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.14), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$4,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,900).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 135 - Ranch
Finished Area 840 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
Porch, Open Masonry	60	\$3,700

Plumbing

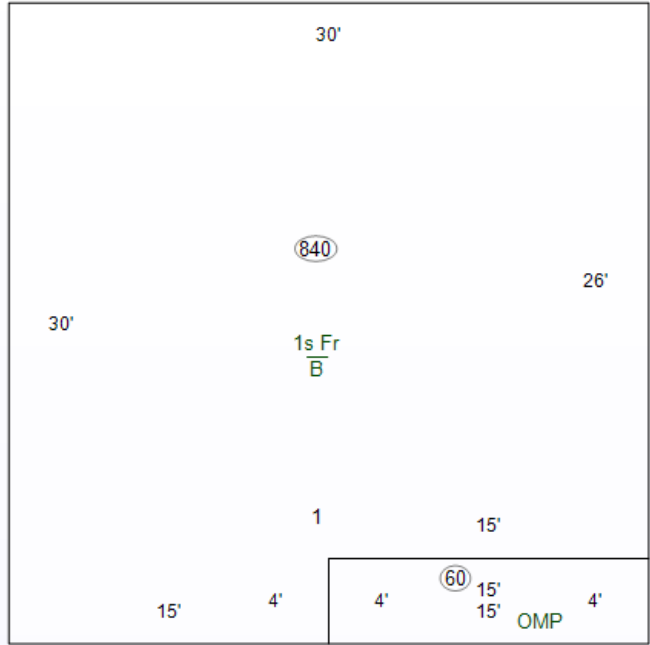
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$71,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	840	0	\$24,300	
Crawl				
Slab				

Total Base \$95,500

Adjustments 1 Row Type Adj. x 1.00 \$95,500

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 \$95,500

Sub-Total, 1 Units

Exterior Features (+) \$3,700 \$99,200

Garages (+) 0 sqft \$0 \$99,200

Quality and Design Factor (Grade) 0.90

Location Multiplier 1.04

Replacement Cost \$92,851

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	1951	1951	71 VP		1.04		1,680 sqft	\$92,851	95%	\$4,640	40%	100%	1.000	1.0000	\$2,800