

45-09-16-182-020.000-021

Vidolov, Gueorgui P

2485 SPENCER ST

500, Vacant - Platted Lot

Neighborhood- 1419

1/2

General Information

Parcel Number 45-09-16-182-020.000-021
Local Parcel Number 006-14-19-0037-0028

Tax ID:

Routing Number K19-037 19 pg135

Property Class 500 Vacant - Platted Lot

Year: 2022

Location Information

County Lake

Township HOBART TOWNSHIP

District 021 (Local 021) Lake Station Corp - Hobart Twp - La

School Corp 4680 LAKE STATION COMMUNITY

Neighborhood 1419-021 Neighborhood- 1419

Section/Plat 16

Location Address (1) 2485 SPENCER ST 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 Static

Printed Friday, January 6, 2023

Review Group 2020

Ownership

Vidolov, Gueorgui P 2489 Spencer ST Lake Station, IN 46405

Legal

East Gary Real Estate Co's 1st Add Block 8 E.43ft of Lots 26 & 27



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (02/11/2022, 05/27/2022, 05/20/2021, 05/25/2020, 05/25/2019, 05/06/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$8,800), Land Res (1) (\$0), Land Non Res (2) (\$0), Land Non Res (3) (\$8,800), Improvement (\$0), Imp Res (1) (\$0), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$8,800), Total Res (1) (\$0), Total Non Res (2) (\$0), Total Non Res (3) (\$8,800)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (43), Size (43x77), Factor (0.78), Rate (\$330), Adj. Rate (\$257), Ext. Value (\$11,051), Infl. % (-20%), Res Elig % (0%), Market Factor (1.0000), Value (\$8,840)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/13/2016 Vidolov, Gueorgui P (7256 Ta, \$500), 06/10/2013 Burney Management, I (WD, \$0), 12/07/2012 Burney Management, I (SH, \$0), 02/11/2004 ALLEN, ROBERT E J (WD, \$0), 09/29/2003 NOVA HOMES, INC. (WD, \$0), 01/29/1997 EDWARDS, STEVE (WD, \$0)

Res

Notes

2/15/2016 16CE: Added neg land influence for vacant parcels.
11/19/2013 COMB: Combined Parcels 2014 Combined key 45-09-16-182-019.000-021 per owners combination request for 2014/2015. 10/4/13 cb
11/19/2013 HRFR: 2005 DWELLING WAS TIME ADJUSTED & LAND LOT SIZE CHANGED TO 43X77 PER STIPULATION WITH THE INDIANA BOARD OF TAX REVIEW DATED 3/29/05 (4/29/05 EC)
11/19/2013 VL13: FORM 11 2013 2013 PER SITE INSPECTION DWELLING COMPLETELY REMOVED NOW VACANT 6/18/2013 EC

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.08), Actual Frontage (43), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$8,800), Total Value (\$8,800)

Data Source N/A

Collector 05/13/2019 Eddie

Appraiser

