

45-09-19-353-003.000-022

Garcia-Zuniga, Claudia Veronica

3609 INDIANA ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 1910

1/2

General Information

Parcel Number 45-09-19-353-003.000-022
Local Parcel Number 006-19-21-0011-0025

Tax ID:

Routing Number K21-011 3 pg118

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake
Township HOBART TOWNSHIP
District 022 (Local 022)
School Corp 4590
Neighborhood 1910-022
Section/Plat
Location Address (1)
3609 INDIANA ST
NEW CHICAGO, IN 46342

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Printed Friday, January 6, 2023
Review Group 2019

Ownership

Garcia-Zuniga, Claudia Veronica
Carlos Jimenez Garcia (H&W)
3609 Indiana
New Chicago, IN 46342

Legal

MATTHAIS ADD. LIVERPOOL HEIGHTS ALL L.25 BL.6

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/04/2021 to 01/01/1900.

Notes

3/15/2016 BPER: JAN. 2016 - NEW ROOF HOUSE & GARAGE, 5 NEW WINDOWS & 2 DOORS. BS
1/16/2015 15CE: 2015 Cyclical Entered Condition changed from fair to poor. MR 1/16/2015



Res

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 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, 25, 25x125, 0.98, \$240, \$235, \$5,875, 0%, 100%, 1.0000, \$5,880.

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 (\$5,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,900).

Data Source N/A Collector 09/21/2018 Eddie Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 39 - TWO STORY
Finished Area 1728 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 Frame	144	\$6,400
Porch, Enclosed Frame	144	\$5,600
Porch, Enclosed Frame	180	\$9,700

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

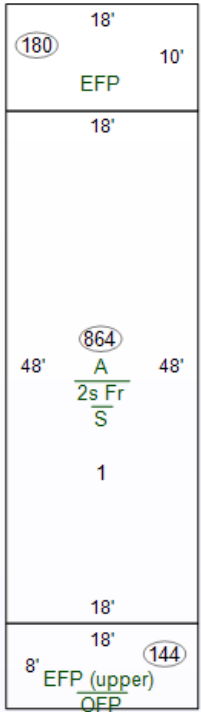
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	\$72,800	
2	1Fr	864	864	\$36,800	
3					
4					
1/4					
1/2					
3/4					
Attic		864	0	\$6,000	
Bsmt					
Crawl					
Slab		864	0	\$0	

Total Base \$115,600

Adjustments 1 Row Type Adj. x 1.00 \$115,600

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 \$115,600

Sub-Total, 1 Units

Exterior Features (+) \$21,700 \$137,300

Garages (+) 0 sqft \$0 \$137,300

Quality and Design Factor (Grade) 0.80

Location Multiplier 1.04

Replacement Cost \$114,234

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%	2	Wood Frame	D	1907	1907	115 P		1.04		2,592 sqft	\$114,234	75%	\$28,560	0%	100%	1.250	1.0000	\$35,700
2: Detached Garage R 01	100%	1	Concrete Block	D	1951	1951	71 P	\$31.80	1.04	\$26.46	22'x26'	\$15,134	75%	\$3,780	0%	100%	1.250	1.0000	\$4,700