

General Information

Parcel Number
45-12-17-352-001.000-030

Local Parcel Number
008-08-15-0397-0025

Tax ID:

Routing Number
H15-397 25

Property Class 510
1 Family Dwell - Platted Lot

Ownership

Wilson, Frederick R JR
2963 W 75th PL
Merrillville, IN 46410

Legal

LINCOLN GARDENS 6TH SUB. LOT 190

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/25/2021	Wilson, Frederick R JR		Qu	2021/059965	\$0	I
03/21/2019	Wilson, Frederick R Jr	40844	Wa	2019/018829	\$184,900	V
09/02/2016	Johnson, Charles W	25863	WD	/	\$149,500	V
06/26/2014	2963 W 75th PL Land	4816	QU	/	\$0	I
03/25/2014	Rhodes, Christopher (4817	TD	/	\$20,000	I
12/16/2013	2963 W 75th PL Land	4815	XD	/	\$12,420	I

Notes

8/31/2022 RYR1-23:
7/30/2018 RYR1-19: MK
9/27/2016 SINF: 2019, 2017
12/30/2014 RYR1-15:



Res

Year: 2022

Location Information

County
Lake

Township
ROSS TOWNSHIP

District 030 (Local 030)
Merrillville Corp - Ross Twp

School Corp 4600
MERRILLVILLE

Neighborhood 3410-030
Area off Rt 30 and Whitcomb St

Section/Plat

Location Address (1)
2963 W 75TH PL
MERRILLVILLE, IN 46410

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/08/2022	05/27/2022	05/20/2021	05/22/2020	05/26/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$31,400	\$29,600	\$28,200	\$27,700	\$27,700
Land Res (1)	\$31,400	\$29,600	\$28,200	\$27,700	\$27,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$189,000	\$163,000	\$154,700	\$156,000	\$106,500
Imp Res (1)	\$189,000	\$163,000	\$154,700	\$156,000	\$103,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$3,200
Total	\$220,400	\$192,600	\$182,900	\$183,700	\$134,200
Total Res (1)	\$220,400	\$192,600	\$182,900	\$183,700	\$131,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$3,200

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		93	97x120	1.00	\$352	\$352	\$34,144	-8%	100%	1.0000	\$31,410

Zoning

Subdivision
LINCOLN GARDENS

Lot

Market Model
N/A

Land Computations

Calculated Acreage	0.27
Actual Frontage	93
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.27
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	0.27
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	\$31,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,400

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	135 - Ranch
Finished Area	2238 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input 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	36	\$1,500
Wood Deck	300	\$4,800

Plumbing

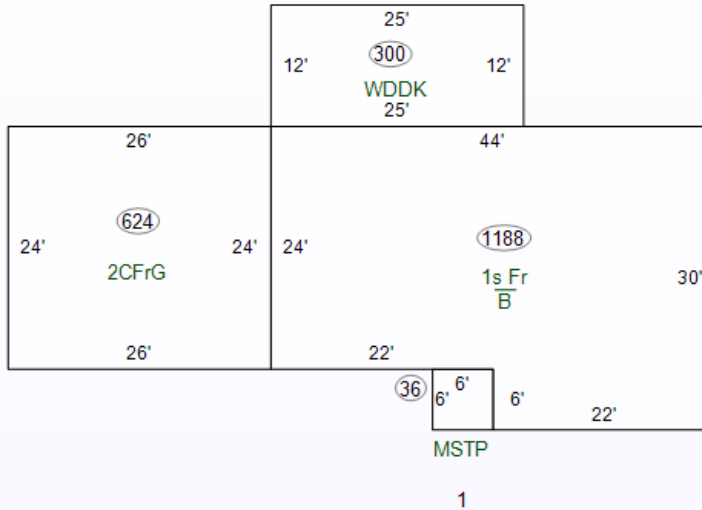
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1188	1188	\$89,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1188	1050	\$60,500	
Crawl					
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$150,200
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1188	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$155,800
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Sub-Total, 1 Units	\$155,800
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Exterior Features (+)	\$6,300	\$162,100
Garages (+) 624 sqft	\$18,600	\$180,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		1.04
Replacement Cost		\$197,324

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	C+1	1966	1994	28 A		1.04		2,376 sqft	\$197,324	24%	\$149,970	0%	100%	1.260 1.0000	\$189,000