

64-10-07-176-003.000-003

General Information

Parcel Number
64-10-07-176-003.000-003

Local Parcel Number
64-10-07-176-003.000-003

Tax ID:

Routing Number

Property Class 400
Vacant Land

Year: 2025

Location Information

County
Porter

Township
CENTER TOWNSHIP

District 003 (Local 002)
CENTER TOWNSHIP

School Corp 6560
VALPARAISO COMMUNITY

Neighborhood 02235
Comm -- Center Twp Along US 30,2

Section/Plat
7

Location Address (1)
3809 N CALUMET AVE
VALPARAISO, IN 46383

Zoning

Subdivision

Lot

Market Model
2025 CENTER COMM VACANT

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 23, 2025

Review Group 2023

PARAGON GROUP

Ownership

PARAGON GROUP
831 WASHINGTON ST
MICHIGAN CITY, IN 46360

Legal

SE NW W Calumet Ave ex parcs sold 7-35-5 5.946A
VLACD



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/26/2025	As Of Date	04/04/2025	04/05/2024	04/16/2023	04/11/2022	04/08/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$59,500	Land	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$59,500	Land Non Res (3)	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$59,500	Total	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$59,500	Total Non Res (3)	\$59,500	\$59,500	\$59,500	\$59,500	\$59,500

Land Data (Standard Depth: Res 100', CI 100' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
14	A		0	5.946	1.00	\$10,000	\$10,000	\$59,460	0%	1.0000	0.00	0.00	100.00	\$59,460

400, Vacant Land

3809 N CALUMET AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
09/22/1999	PARAGON GROUP		WD	/			I

Comm -- Center Twp Along 1/2

Notes

Land Computations

Calculated Acreage	5.95
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.95
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	5.95
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	\$59,500
Total Value	\$59,500

