

46-11-06-400-069.000-058

General Information

Parcel Number
46-11-06-400-069.000-058

Local Parcel Number
46-11-06-400-069.000-058

Tax ID:

Routing Number
C15-058-11A-070

Property Class 450
Convenience Market With Gasoline

Year: 2024

Location Information

County
LaPorte

Township
PLEASANT TOWNSHIP

District 058 (Local 057)
LAPORTE-PLEASANT

School Corp 4945
LAPORTE COMMUNITY

Neighborhood 4643416-058
Pleasant Commercial P 058

Section/Plat
06

Location Address (1)
3204 MONROE ST
LA PORTE, IN 46350

Zoning

Subdivision

Lot

Market Model
4600410 - GAS STATION

Characteristics

Topography

Level

☐

Public Utilities

Gas, Electricity

☐

Streets or Roads

Paved

☐

Neighborhood Life Cycle Stage

Static

☐

Flood Hazard

ERA

☐

TIF

☐

Printed

Thursday, May 2, 2024

Review Group

2022

Singh Enterprises Llc

Ownership

Singh Enterprises Llc
6520 Lake Crest Cir
South Bend, IN 46628

Legal
57-11-06-400-069 PCE IN NW 1/4 SE 1/4 S6 T36 R2
3.189 AC



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
01/25/2024	As Of Date	04/10/2024	04/01/2023	04/02/2022	03/13/2021	03/22/2020
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						
\$103,600	Land	\$103,600	\$103,600	\$103,600	\$103,600	\$103,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$103,600	Land Non Res (3)	\$103,600	\$103,600	\$103,600	\$103,600	\$103,600
\$68,400	Improvement	\$68,400	\$68,400	\$70,500	\$78,400	\$78,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$68,400	Imp Non Res (3)	\$68,400	\$68,400	\$70,500	\$78,400	\$78,400
\$172,000	Total	\$172,000	\$172,000	\$174,100	\$182,000	\$182,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$172,000	Total Non Res (3)	\$172,000	\$172,000	\$174,100	\$182,000	\$182,000

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	2.1890	1.00	\$40,000	\$87,560	0%	1.0000	0.00	0.00	100.00	\$87,560
13	A		0	1.000	1.00	\$16,000	\$16,000	0%	1.0000	0.00	0.00	100.00	\$16,000

3204 MONROE ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/14/2004	Singh Enterprises Llc		WD	/	\$418,000	I
08/20/1997	HUNT'S LLC	0	WD	97/13516		I
11/08/1996	HUNT GREG	0	WD	96/19257		I
01/01/1900	WILLIAMS JACK L		WD	/		I

450, Convenience Market With Gasoline

Pleasant Commercial P 058

Notes

2/20/2014 134: Preliminary Informal Hearing
JRB: 7.12.13
2010: APPEAL

