

City of South Bend

Department of Community Investment

Application To Purchase Vacant City-Owned Property

State law outlines procedures for disposing of property owned by local government. These procedures vary considerably based on several factors such as which entity of the City of South Bend owns the property. Once you've identified that the property is owned by the City, we suggest emailing jrmolnar@southbendin.gov or calling Joseph Molnar of the Department of Community Investment at 574-245-6052 for assistance. It is very likely it will take at least three months to complete this process.

Property Information

Vac lot adj to 139 Meade

Tax Key Number: Parcel Number: 018-4032-113501

(To find tax key number or property address next door, you may want to use [MACOG](#) or contact the County Assessor for assistance 574-235-9523.)

Address: 50 21 FT OF NO 72 FT LOTS 764-65-66 SUMMITT PLACE

Reason for interest in property: Plant vegetables and fruits without disturbance. In the future, I plan to expand my current fence to fully enclose the new parcel into my property at 137 South Meade St. and build a play area for my grandchildren that may include a swingset and slides.

Personal Information

- I own property directly abutting this property.
- I do not currently owe any delinquent taxes, assessments, penalties, interest, or costs attributed a tax sale of real property, either in St. Joseph County or any other County in the state of Indiana.

Name: Carlos Chanon

Address: 137 South Meade St. South Bend, IN
46619

Phone Number: 574-347-9337

Email: mariachanon@gmail.com

Signature: 

I understand that there is a public bidding process that the City of South Bend must follow for the sale of city-owned property, and further that in addition to the cost, there is the cost of advertising in the newspapers, cost of recording the deed, cost of appraisal (if required), cost of title search, all of which I am responsible for if I am

General Information

Parcel Number 71-08-10-177-018.000-026
Local Parcel Number 018-4032-113501

Tax ID:

Routing Number 8-10B

Property Class 640 Exempt, Municipality

Year: 2024

Location Information

County St. Joseph

Township PORTAGE TOWNSHIP

District 026 (Local 018) SOUTH BEND (PORTAGE)

School Corp 7205 SOUTH BEND COMMUNITY

Neighborhood 7126178-026 18495

Section/Plat

Location Address (1) VAC ADJ TO 139 MEADE ST SOUTH BEND, IN 46619

Zoning

Subdivision

Lot

Market Model 7126178-026 - Exempt/Utility

Characteristics

Topography Flood Hazard Level

Public Utilities ERA

Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Friday, April 12, 2024

Review Group 2017

Ownership

City Of South Bend County City Bldg South Bend, IN 46601

Legal

SO 21 FT OF NO 71 FT LOTS 764-65-66 SUMMITT PLACE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row 1: 07/12/1971, City Of South Bend, 0, WD, 0/0, |

Notes

9/6/2007 MM01: Plexis Conv. Note 12/16/1993 Parcel 145 MEADVACANTTRANSFER DATE 7/12/71

Exempt

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 60' X 168', CI 60' X 168')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.06), Actual Frontage (21), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$1,900), Total Value (\$1,900).

Data Source N/A

Collector

Appraiser



Parcel: CITY OF SOUTH BEND

PARCELID 018-4032-113501
PARCELSTAT 71-08-10-177-018.000-026
PARCPRC [More info](#)
GISWEBLK [More info](#)
PAYTAXURL [More info](#)
TAXINFOURL [More info](#)
OWNER CITY OF SOUTH BEND

[Zoom to](#)



**BOARD OF PUBLIC WORKS
AGENDA ITEM REVIEW REQUEST FORM**

Date	10/1/24	Department	DCI
Name	Joseph Molnar	Phone Extension	6022
BPW Date	10/8/2024		

Review and Approval Required Prior to Submittal to Board

Diversity Compliance and Inclusion Officer	<input type="checkbox"/>	Officer Name	_____
BPW Attorney	<input type="checkbox"/>	Attorney Name	_____
Dept. Attorney	<input type="checkbox"/>	Attorney Name	Danielle Campbell Weiss
Purchasing	<input type="checkbox"/>	_____	_____

Check the Appropriate Item Type – Required for All Submissions

<input type="checkbox"/> Professional Services Agreement	<input type="checkbox"/> Contract	<input type="checkbox"/> Proposal
<input type="checkbox"/> Open Market Contract	<input type="checkbox"/> Amendment/Addendum	<input type="checkbox"/> Special Purchase, QPA
<input type="checkbox"/> Bid Opening	<input type="checkbox"/> Bid Award	<input checked="" type="checkbox"/> Req. to Advertise
<input type="checkbox"/> Quote Opening	<input type="checkbox"/> Quote Award	<input type="checkbox"/> Reject Bids/Quotes
<input type="checkbox"/> Proposal Opening	<input type="checkbox"/> C/O & PCA No. _____	<input type="checkbox"/> PCA
<input type="checkbox"/> Chg. Order, No. _____	<input type="checkbox"/> Traffic Control	<input type="checkbox"/> Resolution
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Ease./Encroach
		<input type="checkbox"/> Title Sheet

Required Information

Company or Vendor Name _____

New Vendor Yes If Yes, Approved by Purchasing

No

MBE/WBE Contractor MBE WBE **Completed E-Verify Form Attached**

Yes No

Project Name 137 S. Meade

Project Number _____

Funding Source _____

Account No. _____

Amount _____






Terms of Contract _____

Purpose/Description Request to advertise the sale of 137 S. Meade at the request of the adjacent property owner. Minimum offering bid is \$1,550.

For Change Orders Only

Amount of	<input type="checkbox"/> Increase	\$ _____	
	<input type="checkbox"/> Decrease	(\$ _____)	
Previous Amount		\$ _____	
Current Percent of Change:	Increase	_____	
New Amount	Decrease	_____	
		\$ _____	
Total Percent of Change:	Increase	_____	
Time Extension Amount:	Decrease	_____	
New Completion Date:		_____	

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

 Elizabeth A. Maradik, President	 Joseph R. Molnar, Vice President
 Gary A. Gilot, Member	 Briana Micou, Member
 Murray L. Miller, Member	Attest: Theresa M. Heffner, Clerk

Date: October 8, 2024