

45-09-19-426-004.000-020

Sosa, Jesus

3498 LAKE PARK AVE

350, Industrial Warehouse

Neighborhood- 3593

1/2

General Information

Parcel Number 45-09-19-426-004.000-020
Local Parcel Number 006-35-50-0172-0002

Tax ID:

Routing Number K50-172 6 pg121

Property Class 350 Industrial Warehouse

Year: 2022

Location Information

County Lake

Township HOBART TOWNSHIP

District 020 (Local 020 ) Lake Station Corp - Hobart Twp - Ri

School Corp 4590 RIVER FOREST COMMUNITY

Neighborhood 3593-020 Neighborhood- 3593

Section/Plat

Location Address (1) 3498 LAKE PARK AVE LAKE STATION, IN 46405

Zoning

Subdivision

Lot

Market Model H 29

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, January 6, 2023

Review Group 2019

Ownership

Sosa, Jesus 10656 S Avenue O Chicago, IL 60617

Legal

YONAN-AIRPORT S.150 FT OF W.360 FT BLK J.



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (10/02/2022, 05/27/2022, 05/20/2021, 05/25/2020, 05/25/2019, 05/06/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$29,600), Improvement (\$57,000), Total (\$86,600), and various land use categories.

Land Data (Standard Depth: Res 120', CI 120' 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 1: 11, A, 0, 1.2400, 1.00, \$47,800, \$47,800, \$59,272, -50%, 0%, 1.0000, \$29,640

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/24/2021 to 04/12/2013.

Industrial

Notes

9/15/2022 RYR1-23: No Changes
6/13/2016 14ap: Taxpayer did not attend hearing...
2/3/2015 15CE: 2015 Cyclical Entered...
1/16/2015 DBAS: FABIAN AIRPORT...
1/16/2015 F113: Form 113...
1/16/2015 F134: Form 134...

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.24), Actual Frontage (0), Developer Discount, Parcel Acreage (1.24), 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 (1.24), 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 (\$29,600), Total Value (\$29,600)

Data Source N/A

Collector 09/27/2018 Eddie

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Light Utility Storage
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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**Wall Type** 1: 3(738')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	4	4
<b>Total</b>	0	0	4	4

**Roofing**

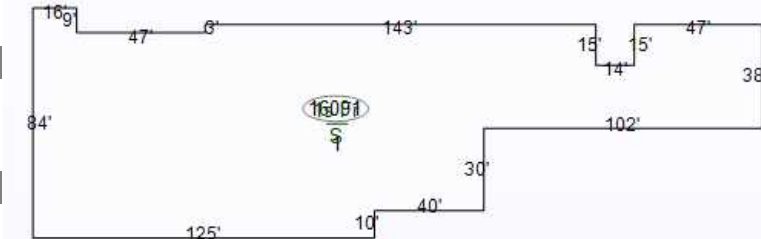
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

Description	Area	Value
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**Floor/Use Computations**

<b>Pricing Key</b>	GCI	GCI
<b>Use</b>	LUTLSTOR	LUTLSTOR
<b>Use Area</b>	3393 sqft	12698 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	21.1%	78.9%
<b>Eff Perimeter</b>	738'	738'
<b>PAR</b>	5	5
<b># of Units / AC</b>	0 / N	0 / N

<b>Avg Unit sz dpth</b>		
<b>Floor</b>	1	1
<b>Wall Height</b>	8'	12'

**Base Rate \$45.69 \$45.69**

**Frame Adj (\$12.77) (\$12.77)**

**Wall Height Adj (\$0.96) (\$0.32)**

**Dock Floor \$0.00 \$0.00**

**Roof Deck \$0.00 \$0.00**

**Adj Base Rate \$31.96 \$32.60**

**BPA Factor 1.00 1.00**

**Sub Total (rate) \$31.96 \$32.60**

**Interior Finish \$0.00 \$0.00**

**Partitions \$0.00 \$0.00**

**Heating (\$1.60) (\$1.60)**

**A/C \$0.00 \$0.00**

**Sprinkler \$0.00 \$0.00**

**Lighting \$0.00 \$0.00**

**Unit Finish/SR \$0.00 \$0.00**

**GCK Adj. \$0.00 \$0.00**

**S.F. Price \$30.36 \$31.00**

**Sub-Total**

**Unit Cost \$0.00 \$0.00**

**Elevated Floor \$0.00 \$0.00**

**Total (Use) \$103,011 \$393,638**

**Special Features**

Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$496,649</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$503,049</b>
Plumbing	\$6,400	Quality (Grade)	\$0
Other Plumbing	\$0	Location Multiplier	1.04
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$209,269</b>
Exterior Features	\$0		

**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: C/I Building C 01	0%	1	Wood Frame	E	1964	1964	58 P		1.04		16,091 sqft	\$209,269	80%	\$41,850	25%	100%	1.000	1.1900	\$37,400
2: Canopies - Commercial	0%	1		C	1964	1964	58 P		1.04		1900sqft	\$42,817	80%	\$8,560	0%	100%	1.000	1.0000	\$8,600
3: Paving C 01	0%	1	Asphalt	D	1964	1964	58 F	\$2.81	1.04	\$2.34	18,000 sqft	\$42,083	80%	\$8,420	0%	100%	1.000	1.0000	\$8,400
4: Paving C 01	0%	1	Concrete	D	2000	2000	22 F	\$3.80	1.04	\$3.16	2,072 sqft	\$6,551	80%	\$1,310	0%	100%	1.000	1.0000	\$1,300
5: Paving C 01	0%	1	Concrete	D	1964	1964	58 F	\$3.80	1.04	\$3.16	2,070 sqft	\$6,545	80%	\$1,310	0%	100%	1.000	1.0000	\$1,300