

45-09-20-126-007.000-021

Innovation 2030 LLC

2421 OLD HOBART RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Neighborhood- 1416

1/2

General Information

Parcel Number
45-09-20-126-007.000-021

Local Parcel Number
006-14-19-0011-0017

Tax ID:

Routing Number
K19-011 24 pg130

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Ownership

Innovation 2030 LLC
2832 W 40th PL
Gary, IN 46408

Legal

W.80FT OF E.160FT OF W.454.6FT OF N.350FT
OF NE NW S.20 T.36 R.7 0.643AC.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/
05/05/2021	Innovation 2030 LLC		Li	2021/508013	\$40,200	I
01/11/2021	Propertiesone LLC		Qu	2021/011955	\$0	I
12/21/2020	Vandersluis, Michael		Ta	/	\$6,200	I
12/27/2017	Ibex Property Group L	006829	Ta	/	\$6,800	I
05/02/2012	REO Logic-Indiana Hol		QC	/	\$0	I
03/13/2012	US BANK CUSTODIA		AU	/	\$0	I

Notes

1/13/2016 16CE: Corrected sketch and added OFP

4/10/2014 12ap: Appeal 2012
2012 PER #134 VALUE CHANGED PER
AGREEMENT
(GRADE & .50 SQ FOOTAGE) 4/10/2014 EC

4/10/2014 F113: Form 113
2013 PER #113 VALUE CHANGED PER
AGREEMENT PER
2012 APPEAL 4/10/2014 EC

4/10/2014 MEM1: IMP FROM K:17-11-17



Res

Year: 2022

Location Information

County
Lake

Township
HOBART TOWNSHIP

District 021 (Local 021)
Lake Station Corp - Hobart Twp - La

School Corp 4680
LAKE STATION COMMUNITY

Neighborhood 1416-021
Neighborhood- 1416

Section/Plat
20

Location Address (1)
2421 OLD HOBART RD
LAKE STATION, IN 46405

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	02/11/2022	05/27/2022	05/20/2021	05/25/2020	05/06/2018
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	\$28,800	\$23,500	\$23,500	\$23,500	\$23,500
Land Res (1)	\$28,800	\$23,500	\$23,500	\$23,500	\$23,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$26,700	\$24,200	\$22,500	\$21,500	\$20,000
Imp Res (1)	\$26,700	\$24,200	\$22,500	\$21,500	\$20,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$55,500	\$47,700	\$46,000	\$45,000	\$43,500
Total Res (1)	\$55,500	\$47,700	\$46,000	\$45,000	\$43,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' 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
9	A		0	0.6430	1.40	\$32,000	\$44,800	\$28,806	0%	100%	1.0000	\$28,810

Zoning

Subdivision

Lot

Market Model
N/A

Land Computations

Calculated Acreage	0.64
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.64
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.64
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	\$28,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$28,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,800

Characteristics

Topography Level

Flood Hazard

Public Utilities All

ERA

Streets or Roads Paved

TIF

Neighborhood Life Cycle Stage Other

Printed Friday, January 6, 2023

Review Group 2019

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 1816 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	84	\$4,100
Porch, Open Frame	84	\$4,100
Porch, Open Frame	36	\$2,700

Plumbing

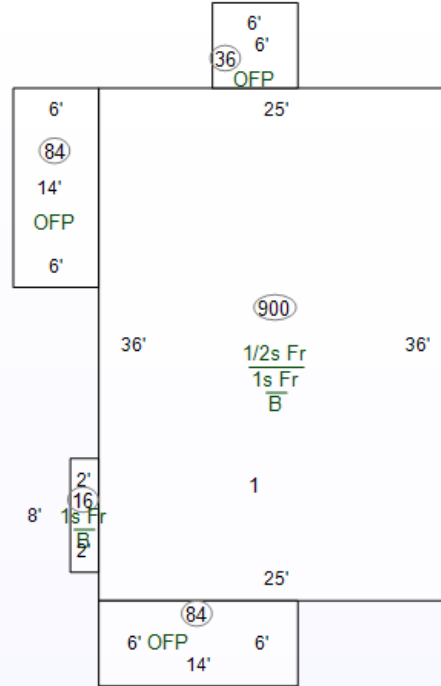
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	916	916	\$75,900	
2				
3				
4				
1/4				
1/2 1Fr	900	900	\$29,700	
3/4				
Attic				
Bsmt	916	0	\$25,400	
Crawl				
Slab				

Total Base		\$131,000
Adjustments	1 Row Type Adj. x 1.00	\$131,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$135,700
Sub-Total, 1 Units		
Exterior Features (+)	\$10,900	\$146,600
Garages (+) 0 sqft	\$0	\$146,600
Quality and Design Factor (Grade)	0.70	
Location Multiplier	1.04	
Replacement Cost		\$106,725

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 1/2	Wood Frame	D-1	1906	1906	116 P		1.04		2,732 sqft	\$106,725	75%	\$26,680	0%	100%	1.000 1.0000	\$26,700