General Information

Parcel Number

45-09-32-253-008.000-018

Local Parcel Number 006-27-17-0041-0025

Tax ID:

Routing Number K17-041 1 pg44

Property Class 399 Other Industrial Structure

Year: 2022

Location Information

County Lake

Township **HOBART TOWNSHIP**

District 018 (Local 018) Hobart Corp - Hobart Twp - Hobart

School Corp 4730 **HOBART SCHOOL CORP**

Neighborhood 2798-018 Neighborhood- 2798

Section/Plat

Location Address (1) 425 S OHIO ST

HOBART, IN 46342

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard Level

Public Utilities ERA

Streets or Roads TIF Paved V

Neighborhood Life Cycle Stage

Static

Printed Friday, January 6, 2023

Review Group 2022

Ownership

Lake George Material & Supply Co 450 S Ohio ST Hobart, IN 46342-4399

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I 01/01/1900 Lake George Material WD \$0

Notes

11/15/2011 DBAS: AUX. TO BOYD CONSTRUCTION

Legal

ALLEN EARLE WOOD DALE ADDITION L. 25 BL. 3 & E1/2 VAC OHIO ST. ADJ

Industrial

Val	luation Records (Work	In Progress valu	es are not certific	ed values and are	subject to chan	ge)
2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
10/02/2022	As Of Date	05/27/2022	05/20/2021	05/25/2020	05/25/2019	05/06/2018
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	~	~	~	~	
\$15,300	Land	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,300	Land Non Res (3)	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300
\$800	Improvement	\$800	\$700	\$700	\$700	\$700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$800	Imp Non Res (3)	\$800	\$700	\$700	\$700	\$700
\$16,100	Total	\$16,100	\$16,000	\$16,000	\$16,000	\$16,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,100	Total Non Res (3)	\$16,100	\$16,000	\$16,000	\$16,000	\$16,000

		Land Data	(Standard I	Base Lot: Res 0' X 0', CI 0' X 0')							
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value		Res Elig %	Market Factor	Value
12	S	0	10920.00	1.00	\$1.4	\$1.4	\$15,288	0%	0%	1.0000	\$15,290

Land Computa	tions
Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	
Parcel Acreage	0.25
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	0.25
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classifed 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	\$15,300
Total Value	\$15,300

FΚ Data Source N/A Collector **Appraiser**

45-09-32-253-008.000-018		Lake George Material & Sup			Supp	ipply 425 S OHIO ST				399, Other Industrial Str					Neighborhood- 2798			2/2
General l	Information		Plumbir	ng											С	ost Ladde	er	
Occupancy	Paving			#	TF								Floor	Constr E	Base F	inish	Value	Totals
Description	Paving C 01	Full Bat	th										1					
Story Height	0	Half Ba	th										2					
Style	N/A	Kitchen	Sinks										3					
Finished Area		Water F	Heaters										4					
Make		Add Fix	ctures										1/4					
Floo	r Finish	Total											1/2					
Earth	Tile												3/4					
Slab	Carpet	Ac	commoda	ations									Attic					
Sub & Joist	Unfinished	Bedroo	ms										Bsmt					
Wood	Other	Living I	Rooms										Crawl					
Parquet		Dining	Rooms							•			Slab					
		Family	Rooms							•						Т	otal Base	
	Finish	Total R	ooms										Adjus	tments			Type Adj.	
Plaster/Drywall					_								Unfin				, ,	
Paneling	Other		Heat Ty	pe										Units (+)				
Fiberboard														oom (+)				
	Roofing	•											Loft (+					
Built-Up M		Slate	e	ilo									Firepla					
Wood Shingle	Other		;I	iie										ating (-)				
					_								A/C (+					
	Exterior Fea	tures											No Ele					
Description			Area	Va	lue									ing (+ / -)				
														Plumb (+)				
								S	pecialty	/ Plumbing			Elevat					
						Desc	cription				Count	Value		()	s	ub-Total.	One Unit	\$0
							•										al, 1 Units	
													Exterio	or Features (\$0	\$0
														es (+) 0 sqft			\$0	\$0
													3 - 3			sign Fact	or (Grade)	1.00
																_	Multiplier	1.04
																	nent Cost	\$3,931
								Summark	of Impr	ovemente						. ,		72,30.
	Res S	tory Con			Year	Eff		Summary Base		ovements Adj			Norm	Remain.	Abn			Improv
Description	Eligibl He	ight Con	struction	Grade	Built	Year	Age nd	Rate	LCM	Rate	Size	RCN	Dep	Value	Obs	PC Nb	hd Mrkt	Value
1: Paving C 01	0%		rushed Stone	С	1969	1969	53 A	\$0.54	1.04	\$0.56	7,000 sqft	\$3,931	80%	\$790		100% 1.0	000 1.0000	\$800

Total all pages \$800 Total this page \$800