General Information

Parcel Number 45-12-02-328-016.000-018

Local Parcel Number 006-27-17-0034-0076

Tax ID:

Routing Number K17-034 33 pg4

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

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 2788-018 Neighborhood- 2788

Section/Plat 2

Location Address (1) W OF 61ST & S OF 15TH HOBART, IN 46342

Zoning

Subdivision

Lot

Market Model

N/A

Topography	Flood Hazard
Level	
Public Utilities Gas, Electricity	ERA
Streets or Roads Paved	TIF

Characteristics

Neighborhood Life Cycle Stage

Static Printed

Friday, January 6, 2023 Review Group 2021

501, Vacant - Unplatted (0 to 9.99 Acres)

Transfer of Ownership Date Owner Doc ID Code Book/Page Adj Sale Price V/I 09/06/2001 Tuzzolino, Salvatore R WD \$0 01/01/1900 BRAATZ, RHONDA D WD \$0 I

Legal

Ownership

Tuzzolino, Salvatore R

Batavia, IL 60510

Data Source N/A

1921 W Wilson St Unit A-213

PT. OF SW.1-4 NE.1-4 SW.1-4 S.2 T.35 R.8 4.106AC.

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)								
2022	Assessment Year	2022	2021	2020	2019	2018		
WIP	Reason For Change	AA	AA	AA	AA	AA		
03/02/2022	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						
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
	Notice Required	~	•	~	•	~		
\$14,800	Land	\$14,800	\$14,600	\$14,600	\$14,600	\$14,600		
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0		
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0		
\$14,800	Land Non Res (3)	\$14,800	\$14,600	\$14,600	\$14,600	\$14,600		
\$0	Improvement	\$0	\$0	\$0	\$0	\$0		
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0		
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
\$14,800	Total	\$14,800	\$14,600	\$14,600	\$14,600	\$14,600		
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0		
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0		
\$14,800	Total Non Res (3)	\$14,800	\$14,600	\$14,600	\$14,600	\$14,600		

Land Data (Standard Depth: Res 200', CI 200'				Base Lot: Res 0' X 0', Cl 0' X 0')							
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value			Market Factor	Value
91	Α	0	4.1060	1.00	\$3,600	\$3,600	\$14,782	0%	0%	1.0000	\$14,780

Land Computa	itions
Calculated Acreage	4.11
Actual Frontage	0
Developer Discount	
Parcel Acreage	4.11
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	4.11
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 / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$14,800
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$14,800
Total Value	\$14,800

1/2

Neighborhood- 2788

7/22/2008 MEM1: VACANT PG4

Notes

Collector 08/21/2020 Eddie **Appraiser**