



WITHDRAWAL APPLICATION **97023353**

State Form 34172R

STATE OF INDIANA
LAKE COUNTY
FILED RECORDS

97 APR 16 PM 1:35

MONROE W. CARTER
RECORDER

Return to: DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FISH & WILDLIFE
CLASSIFIED WILDLIFE HABITAT PROGRAM
NORTH WILDLIFE MANAGEMENT REGIONAL OFFICE
R.R. #6 PERU, INDIANA 46970
R.R. #6 Box 344

WITHDRAWAL APPLICATION FROM CLASSIFICATION OF LAND CLASSIFIED AS WILDLIFE HABITAT

I, LAKE COUNTY TRUST COMPANY, TRUST NO. 4779, do hereby make application for withdrawal from classification, subject to the provisions of an act approved March 23, 1979, as amended, entitled "An Act to amend IC 6-1.1 by adding a new chapter concerning property taxation of wildlife habitats and prescribing a method of assessing (appraising) lands thus classified for purpose of taxation," the following described land, of which I am the owner, to-wit:

LEGAL DESCRIPTION

PARCEL 2: Part of the NW¼ of Section 31, Township 34 North, Range 8 West of the 2nd P.M., described as follows: Beginning at a point on the West line of said Section 31 and 320.21 feet North of the Southwest corner of said NW¼, thence South 89°02'15" East, 448.54 feet; thence South 74°38'10" East, 763.93 feet thence North 27°23'08" East, 348.06 feet; thence North 19°57'38" West, 722.38 feet; thence South 59°35'18" West, 754.01 feet; thence South 78°21'18" West, 458.23 feet; thence North 89°02'19" West, 398.62 feet; thence South 00°10'20" West, 303.90 feet more or less to the point of beginning, containing 19.722 acres more or less.

AND ALSO: Part of the NE¼ of Section 36, Township 34 North, Range 9 West of the 2nd P.M., described as follows: Beginning at a point on the East line of said Section 36 and 320.21 feet North of the Southeast corner of said NE¼; thence North 89°02'15" West, 41.46 feet to the center line of Clark Street; thence North 00°48'19" East along said center line 303.86 feet; thence South 89°02'19" East, 38.11 feet more or less to the East line of said Section 36; thence South 00°10'20" West, 303.90 feet to the point of beginning, containing 0.278 acres more or less for a total of 20.000 acres more or less.

PARCEL 3: Part of the NW¼ Section 31, Township 34 North, Range 8 West of the 2nd P.M., described as follows: Beginning at a point on the West line of said Section 31 and 624.11 feet North of the Southwest corner of said NW¼; thence South 89°02'19" East, 398.62 feet; thence North 78°21'18" East, 458.23 feet; thence North 59°35'18" East, 754.01 feet; thence North 19°57'38" West, 196.92 feet; thence North 00°08'07" West, 586.00 feet, more or less to the Southwesterly NIPSCO right-of-way; thence North 37°05'11" West, 591.17 feet along said right-of-way to the West line of the NE¼, NW¼ of said Section 31; thence South 00°08'07" East along said West line, 1028.17 feet more or less, to the Southwest corner of said NE¼, NW¼; thence North 89°02'19" West along the North line of the SW¼, NW¼ a distance of 673.02 feet more or less to a point 400 feet East of the West line of said Section 31; thence South 00°10'20" West 600.00 feet; thence North 89°02'19" West, 400.00 feet to the West line of said Section 31; thence South 06°10'20" West, 100.00 feet to the point of beginning, containing 19.914 acres more or less.

AND ALSO: Part of the NE¼ Section 36, Township 34 North, Range 9 West of the 2nd P.M., described as follows: Beginning at a point on the East line of said Section 36 and 624.11 feet North of the Southeast corner of said NE¼; thence North 89°02'19" West, 38.11 feet to the center line of Clark Street; thence North 00°48'19" East along said center line 100.00 feet; thence South 89°02'19" East, 37.00 feet more or less to the East line of said Section 36; thence South 00°10'20" West, 100.00 feet to the point of beginning, containing 0.086 acres more or less for a total of 20.000 acres more or less.

AND ALSO: Part of the NE¼, NW¼ Section 31, Township 34 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as: Beginning at the Northwest corner of said NE¼, NW¼; thence South 89°02'24" East, 355.45 feet along the North line of said Section 31; thence South 00°08'07" East parallel to the West line of the NE¼, NW¼ of said Section 31 a distance of 512.18 feet more or less to the Northeasterly NIPSCO right-of-way; thence North 37°05'11" West along said Northeasterly right-of-way, 591.17 feet more or less to the West line of the NE¼, NW¼ of said Section 31; thence North 00°08'07" West, 46.54 feet more or less to the point of beginning, containing 2.279 acres more or less.

KEY 7-25-10
FILED
APR 16 1997
SAM ORLICH
AUDITOR LAKE COUNTY

000903

Street Address of Owner 2289 N. MAIN ST.		City, State, Zip CROWN POINT, IN	Date 3-24-97
County In which owner resides LAKE	County location of land LAKE	Owner's Signature X SEE SHEET ATTACHED WITH EXECUTION.	

TO BE COMPLETED BY THE DIVISION OF FISH AND WILDLIFE		
I hereby approve of the preceding withdrawal.	Authorized Signature <i>William Bean</i> William Bean	Title Supervisor Region #15 1302



BACK TAXES REPORT/502N

State Form 34173R

Return to: DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FISH & WILDLIFE
CLASSIFIED WILDLIFE HABITAT PROGRAM
NORTH WILDLIFE MANAGEMENT REGIONAL OFFICE
RR #4, PERU, INDIANA 46970

NOTE: If no increment tax is shown on the "Report of Appraisal" it is not necessary to complete this form.

Upon the withdrawal of land from classification, the owner shall pay either the increment tax (shown on the "Report of Appraisal") or an amount equal to the real property taxes which would have been assessed on such land during the period in which it was so classified plus interest on such real property taxes at the rate of ten percent (10%) per annum, whichever amount is less. In no case, however, shall the owner be liable for real property taxes in excess of the taxes which would have been assessed on the land in the ten years preceding the date of withdrawal of the land from classification.

BACK TAX COMPUTATION GUIDE

This form should be used to compute the back taxes owed when a classified wildlife habitat is to be withdrawn.

Column 1 - Year

Start with the present year and work backwards. Since the law specifies that the landowner will not be taxed for more than 10 years, there are only 10 blanks. There could be cases where the tract of land will be classified for less than 10 years. In this case, you will only use the number of years that the land has been in the Classified Wildlife Habitat Program.

Column 2 - Assessed Value Per Acre Minus \$1.00

You will need to check past records in order to determine the appraised values of the land for each of the past 10 years. The assessed value is determined by dividing the appraised value by three. In addition, the assessed value should be reduced by one dollar because the landowner has already paid taxes on a one dollar assessment for each of the years that his land has been in the Classified Wildlife Habitat Program. The adjusted assessment should be entered in Column 2.

Column 3 - Annual Tax Rate

You will need to check your records to determine what the tax rate was for each year. This amount in dollars will be entered in Column 3.

Column 4 - Taxes Due Per Acre

Multiply Column 2 times Column 3 and then divide this figure by 100. This should be rounded off to the nearest whole cent.

Column 5 - Interest Factor

These figures are constant and should not be altered. They have been taken from a standard per annum interest table.

Column 6 - Amount Due Per Acre for the Year

Multiply Column 4 times the figure found in Column 5. This is the amount of tax plus interest owed on one acre of Classified Wildlife Habitat, for one particular year. The total of this column is the amount which should be paid per acre for the 10 year (or less) period.

To complete the process of calculating taxes owed, take the total of Column 6 and multiply it by the number of acres to be withdrawn. This is the total tax owed for the withdrawal.

This Document is the property of the Lake County Recorder

If there are any questions with this form, contact the District Biologist for your county.

HOW TO CALCULATE BACK TAXES ON CLASSIFIED WILDLIFE HABITAT ACREAGE TO BE WITHDRAWN

(1) YEAR	(2) ASSESSED VALUE PER ACRE MINUS \$1	(3) TAX RATE PER \$100	(4) TAXES DUE PER ACRE	(5) 10% ANNUM INTEREST FACTOR	(6) AMOUNT DUE PER ACRE FOR THE YEAR
Example 1972	\$60 - \$1 = \$59	8.26	4.87	1.1	5.36
1 1996	20,699	11.4630	2,045.60	1.1	2,250.16
2 1995	7,589	11.2144	734.08	1.2	880.90
3 1994	7,589	11.3294	738.72	1.3	960.34
4 1993	7,589	11.6777	757.64	1.4	1,060.70
5 1992	7,589	10.3066	660.34	1.5	990.51
6 1991	7,589	9.7883	628.56	1.6	1,005.70
7				1.7	
8				1.8	
9				1.9	
10				2.0	

Remarks

The per acre total of real property taxes plus ten percent per annum for the lands described in this application during the period classified (not to exceed 10 years) is \$ 7,148.31 per acre

Name of Landowner

LAKE COUNTY TRUST CO TR#4779

County Auditor's Signature

Sam White

Date

4/2/97

Section

31

Township

34

Range

8

JA



APPRAISEMENT REPORT / 503 N

State Form 34174 (R 3 / 10-88)

Return to:

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF FISH AND WILDLIFE
CLASSIFIED WILDLIFE HABITAT PROGRAM
NORTH WILDLIFE MANAGEMENT
REGIONAL OFFICE
PERU, IN 46970
R.R.#6 BOX 344

Date
APRIL 2, 1997

Name of Landowner LAKE COUNTY TRUST CO TR#4779	Section 31	Township 34	Range 8
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When withdrawing land from classification, the owner must have the land assessed by the County Assessor. Should there be any difference between the assessment at withdrawal and the assessment prior to classification (less any increase in the last appraisal occasioned solely by the construction of a ditch or levee affecting such land), this difference is an unearned increment tax. The landowner can pay either the unearned increment tax or an amount equal to the real property taxes which would have been paid on the land during the period in which the land was classified plus interest at the rate of 10% per annum, whichever amount is less. If there is no difference in assessments prior to classification and following withdrawal, there is no back tax owed.



I, PAUL KERRAS, County Assessor of LAKE

County, Indiana, certify that the appraisal is on the land herein described and that the assessment of the whole land classified on the date of 3/29/89 (before classification) was \$ _____ per acre; and the land so described would now be worth (assessed at) \$ _____ per acre if not classified. (Note: Neither figure should be \$1. The difference in these two appraisals is the unearned increment tax) OR the per acre total of real property taxes plus ten percent per annum for the lands described in this application during the period classified (not to exceed 10 years) is \$ 155.40 per acre (taken from form 520 / N Back Taxes Report). The lesser of the two is the amount due.

Street Address (County Assessor) 2293 N. MAIN ST.	County Assessor's Signature <i>Paul A. Kerras</i>
City, State and ZIP Code CROWN POINT, IN 46307	Phone Number 7553118

If the appraisal is satisfactory to the Owner and the Director of the Division of Fish and Wildlife or his Deputy, it is not necessary to obtain signatures of the County Auditor and County Treasurer.

County Auditor's Signature	County Treasurer's Signature X
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RETURN TO
CENTURY 21 EXECUTIVE Realty
5860 EAST 106TH CT.
CROWN POINT INDIANA
ATTN: CHRIS LOZANOVSKI 46307