General Information

Parcel Number
45-12-15-151-027.000-030

Local Parcel Number
008-08-15-0028-0016

Tax ID:

Routing Number

Property Class 428
Convenience Market

Year: 2024

Location Information

County
Lake

Township
ROSS TOWNSHIP

District 030 (Local 030)
Merrillville Corp - Ross Twp

School Corp 4600
MERRILLVILLE

Neighborhood 894-030
Neighborhood- 894

Section/Plat
15

Location Address (1)
7269 BROADWAY
MERRILLVILLE, IN 46410

Zoning

Subdivision
ROOP GROUP INC

Lot

Market Model
15-15

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, January 8, 2025
Review Group 2023

Ownership

Luke Land LLC
3592 North Hobart Road
Hobart, IN 46342

Legal

Roop Group Inc. Sub. Lot 1

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/24/2018	Luke Land LLC	27524	CW	/	$410,000	I
11/15/2017	Roop Inc	189	PI	PB110/90		I
04/11/2017	Roop Inc	1960	WD	/	$410,000	V
01/01/1900	Halfman, Frank H		WD	/		I

Notes

Commercial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/05/2024	07/07/2023	05/27/2022	05/20/2021	05/22/2020
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	☑	☑	☑	☑	☑
Land	**$268,700**	**$268,700**	**$268,700**	**$268,700**	**$268,700**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$268,700	$268,700	$268,700	$268,700	$268,700
Improvement	**$778,100**	**$760,000**	**$760,100**	**$753,700**	**$734,200**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$778,100	$760,000	$760,100	$753,700	$734,200
Total	**$1,046,800**	**$1,028,700**	**$1,028,800**	**$1,022,400**	**$1,002,900**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$1,046,800	$1,028,700	$1,028,800	$1,022,400	$1,002,900

Land Data (Standard Depth: Res 120', CI 120' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	1.3	1.00	$295,251	$295,251	$383,826	-30%	1.0000	0.00	0.00	100.00	$268,680

Land Computations

Calculated Acreage	1.30
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.30
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	1.30
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	$268,700
Total Value	**$268,700**

Data Source N/A **Collector** 06/22/2022 BRMC **Appraiser** 06/22/2022 BRMC

General Information

Occupancy	C/I Building	**Pre. Use**	Convenience Market
Description	C/I Building	**Pre. Framing**	Fire Resistant
Story Height	1	**Pre. Finish**	Finished Open
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 2(238')	
Heating			2966 sqft	
A/C			2966 sqft	
Sprinkler			2966 sqft	

Plumbing RES/CI

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

Roofing

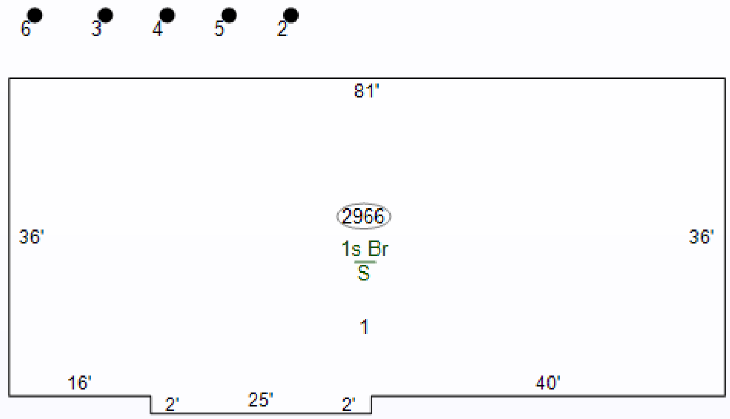
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$402,338**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$410,338**
Plumbing	$8,000	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.98
Special Features	$0	**Repl. Cost New**	**$482,557**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCM
Use	CONVMRK
Use Area	2966 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	238'
PAR	8
# of Units / AC	0
Avg Unit sz|dpth	0
Floor	1
Wall Height	17'
Base Rate	**$116.58**
Frame Adj	$0.00
Wall Height Adj	$14.10
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$130.68**
BPA Factor	1.00
Sub Total (rate)	**$130.68**
Interior Finish	$0.00
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$4.97
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$0.00
S.F. Price	**$135.65**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$402,338**

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Brick	B	2018	2018	6	A		0.98		2,966 sqft	$482,557	7%	$448,780	0%	100%	1.000	1.510	0.00	0.00	100.00	$677,700
2: Fencing	1	Aluminiu	C	2018	2018	6	A	$50.59	0.98	$49.58	13' x 7'	$645	35%	$420	0%	100%	1.000	1.000	0.00	0.00	100.00	$400
3: Masonry Wall	1		C	2018	2018	6	A	$138.2	0.98	$147.2	33' x 7'	$4,858	15%	$4,130	0%	100%	1.000	1.000	0.00	0.00	100.00	$4,100
4: Paving	1	Asphalt	C	2018	2018	6	A	$2.57	0.98	$2.52	26,958 sqft	$67,896	40%	$40,740	0%	100%	1.000	1.000	0.00	0.00	100.00	$40,700
5: Paving 02	1	Concrete	C	2018	2018	6	A	$3.80	0.98	$3.72	6,179 sqft	$23,011	35%	$14,960	0%	100%	1.000	1.000	0.00	0.00	100.00	$15,000
6: Service Station, DetCPY	1		C	2018	2018	6	A	$12.81	0.98	$12.55	2,829 sqft	$35,515	25%	$26,640	0%	100%	1.000	1.510	0.00	0.00	100.00	$40,200

Total all pages $778,100 **Total this page** $778,100