

45-16-08-129-012,000-042

General Information

Parcel Number
45-16-08-129-012,000-042

Local Parcel Number
003-23-09-0035-0001

Tax ID:

Routing Number
E09-035 1

Property Class 450
Convenience Market With Gasoline

Year: 2024

Location Information

County
Lake

Township
CENTER TOWNSHIP

District 042 (Local 042)
Crown Point Corp - Center Twp

School Corp 4660
CROWN POINT COMMUNITY

Neighborhood 2395-042
Neighborhood- 2395

Section/Plat

Location Address (1)
302 W JOLIET ST
CROWN POINT, IN 46307

Zoning

Subdivision

Lot

Market Model
13-13

Characteristics	
Topography	Flood Hazard
Level	☐
Public Utilities	ERA
All	☐
Streets or Roads	TIF
Paved, Sidewalk	☐
Neighborhood Life Cycle Stage	
Static	
Printed	Monday, January 6, 2025
Review Group	2024

Luke Land LLC

Ownership

Luke Land LLC
3392 N Hobart RD
Hobart, IN 46342

Date
10/14/2016
04/29/2002
01/01/1900

Owner
Luke Land LLC
West Joliet Inc
WEST JOLIET INC

Legal

Hoffman's Add, Lot 1 & Lot 2 Ex., W/31.50ft.



Commercial

Valuation Records												
Assessment Year	2024	2023	2022	2021	2020							
Reason For Change	AA	AA	AA	AA	AA							
As Of Date	06/05/2024	07/09/2023	05/27/2022	05/20/2021	05/24/2020							
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod							
Equalization Factor	1,000	1,000	1,000	1,000	1,000							
Notice Required	☒	☒	☒	☒	☒							
Land	\$386,400	\$386,400	\$386,400	\$386,400	\$386,400							
Land Res (1)	\$0	\$0	\$0	\$0	\$0							
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0							
Land Non Res (3)	\$386,400	\$386,400	\$386,400	\$386,400	\$386,400							
Improvement	\$632,300	\$644,300	\$720,100	\$658,500	\$657,900							
Imp Res (1)	\$0	\$0	\$0	\$0	\$0							
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0							
Imp Non Res (3)	\$632,300	\$644,300	\$720,100	\$658,500	\$657,900							
Total	\$1,018,700	\$1,030,700	\$1,106,500	\$1,044,900	\$1,044,300							
Total Res (1)	\$0	\$0	\$0	\$0	\$0							
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0							
Total Non Res (3)	\$1,018,700	\$1,030,700	\$1,106,500	\$1,044,900	\$1,044,300							
Land Data (Standard Depth: Res '120', Cl '120' Base Lot: Res 0' X 0', Cl 0' X 0')												
Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A	0	0.324	1.00	\$476,982	\$476,982	150%	1,000	0.00	0.00	100.00	\$386,360

Land Computations	
Calculated Acreage	0.32
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.00
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	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$386,400
Total Value	\$386,400

Neighborhood- 2395

Notes

