

45-12-10-352-001.000-030

General Information

Parcel Number
45-12-10-352-001.000-030

Local Parcel Number
008-08-15-0024-0118

Tax ID:

Routing Number
H15-024 86

Property Class 420
Small Detached Retail of Less Than

Year: 2023

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
10

Location Address (1)
6801 BROADWAY
MERRILLVILLE, IN 46410

Zoning

Subdivision

Lot

Market Model
70-74

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Saturday, February 3, 2024
Review Group 2022

K & L Llc

Ownership

K & L Llc
4070 Meghan Beeler CT
South Bend, IN 46628

Legal

N.50FT. OF E.190FT. OF W.230FT. OF S.553FT.
SW. SW. S.10 T.35 R.8 .218AC.



Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
06/29/2023	As Of Date	07/07/2023	05/27/2022	05/20/2021	05/22/2020	05/26/2019
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$193,700	Land	\$193,700	\$193,700	\$193,700	\$193,700	\$193,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$193,700	Land Non Res (3)	\$193,700	\$193,700	\$193,700	\$193,700	\$193,700
\$91,300	Improvement	\$91,300	\$91,400	\$84,000	\$84,000	\$80,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$91,300	Imp Non Res (3)	\$91,300	\$91,400	\$84,000	\$84,000	\$80,100
\$285,000	Total	\$285,000	\$285,100	\$277,700	\$277,700	\$273,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$285,000	Total Non Res (3)	\$285,000	\$285,100	\$277,700	\$277,700	\$273,800

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. %	Res Elig %	Market Factor	Value
11	S		0	9500.00	1.00	\$20.39	\$20.39	\$193,705	0%	0%	1.0000	\$193,710

6801 BROADWAY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/28/2002	K & L Llc		WD	/		I
01/01/1900	K & L LLC		WD	/		I

420, Small Detached Retail of Less Tha

Commercial

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/28/2002	K & L Llc		WD	/		I
01/01/1900	K & L LLC		WD	/		I

Neighborhood- 894

Notes

10/4/2021 RYR4-22: KS
7/6/2017 RYR4-18: njo
10/29/2012 DBAS: ADVANCED IMAGING SOLUTIONS

Land Computations

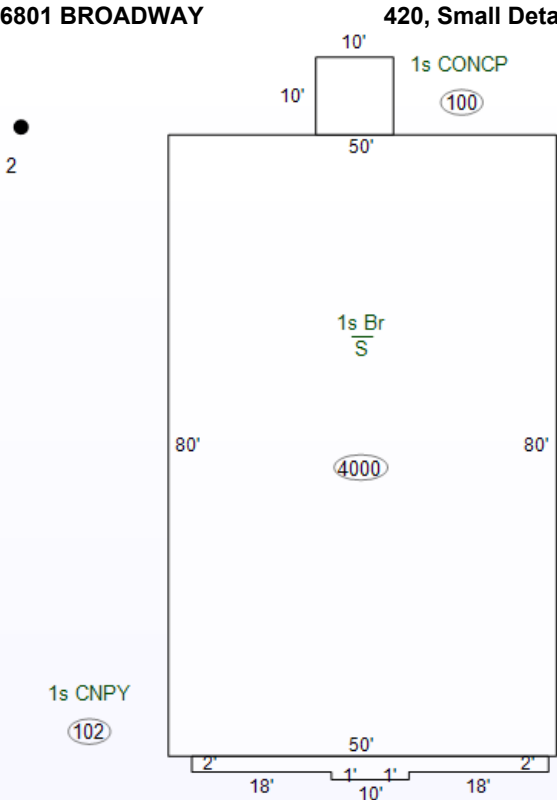
Calculated Acreage	0.22
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.22
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
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	\$193,700
Total Value	\$193,700

General Information							
Occupancy	C/I Building	Pre. Use	General Retail				
Description	C/I Building C 01	Pre. Framing	Wood Joist				
Story Height	1	Pre. Finish	Finished Open				
Type	N/A	# of Units	0				
SB		B	1	U			
Wall Type			1: 1(182'),2(78')				
Heating			4000 sqft				
A/C			4000 sqft				
Sprinkler							
Plumbing RES/CI				Roofing			
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	1	3	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0		GCK Adjustments		
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulation
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	1	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl
Exterior Features							
Description					Area	Value	
Canopy, Shed Type					102	\$700	
Patio, Concrete					100	\$600	

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$335,108	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$341,208
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$341,208
Exterior Features	\$1,300		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1	Brick	C	1974	1974	49	A		1.00		4,000 sqft	\$341,208	80%	\$68,240	0%	100%	1.000	1.3300	\$90,800
2: Paving C 01	0%	1	Asphalt	C	1974	1974	49	F	\$2.81	1.00	\$2.81	969 sqft	\$2,723	80%	\$540	0%	100%	1.000	1.0000	\$500



Floor/Use Computations	
Pricing Key	GCM
Use	GENRET
Use Area	4000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	260'
PAR	7
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	14'
Base Rate	\$95.18
Frame Adj	(\$11.41)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$83.78
BPA Factor	1.00
Sub Total (rate)	\$83.78
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$83.78
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$335,108