



**CITY OF VALPARAISO, INDIANA  
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission  
For Fiscal Year Ending December 31, 2017**

*Prepared Pursuant to  
Indiana Code 36-7-14-13*

Dated:  
March 7, 2018

Prepared by:

***Cender & Company***  
L.L.C.



## TRANSMITTAL LETTER

March 7, 2018

Jon Costas, Mayor  
c/o Valparaiso City Council  
City of Valparaiso  
Valparaiso City Hall  
166 Lincolnway  
Valparaiso, Indiana 46383

Dear Mayor Costas:

Per Indiana Code (“IC”) 36-7-14-13(a), no later than April 15 of each calendar year, the City of Valparaiso, Indiana (“City”) Redevelopment Commission (the “Commission”) shall file with the unit’s executive and fiscal body a report setting out the Commission’s activities during the preceding calendar year. In addition, in accordance with IC 36-7-14-13(d), a copy of the report as filed under IC 36-7-14-13(e) must be submitted to the Indiana Department of Local Government Finance (“DLGF”) in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly.

Therefore, enclosed is the **Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017** as prepared for the Commission. I have reviewed the enclosed Annual Report and find it to be complete and prepared in compliance with IC 36-7-14-13.

The Commission looks forward to our continued cooperation with the City’s elected officials to provide redevelopment and economic development strategies and opportunities in the City so that together we may provide opportunities for new development, redevelopment and rehabilitation in the City’s Redevelopment District.

If you should have any questions or need additional information as it relates to Commission activities during the preceding calendar year, do not hesitate to contact me, Stu Summers as the Executive Director of the Commission, or Patrick Lyp as the Economic Development Director to the City of Valparaiso.

Very truly yours,

A handwritten signature in black ink that reads "Karl J. Cender". The signature is written in a cursive, flowing style.

Karl Cender, President  
Cender & Company, L.L.C. – Financial Advisor to the Redevelopment Commission

Enclosure

cc: Members of the Valparaiso Redevelopment Commission  
Stu Summers, Executive Director of the Redevelopment Commission  
Patrick Lyp – Economic Development Director

233 East 84<sup>th</sup> Drive, Suite 103 • Merrillville, IN 46410  
Phone: 219•736•1800 Fax: 219•736•8465

**CITY OF VALPARAISO, INDIANA  
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017**

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**PURPOSE OF THE REPORT**

Indiana Code (“**IC**”) 36-7-14-13 (*version B effective January 1, 2016*) specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to submit copies of required reports to the City of Valparaiso, Indiana (the “**City**”) executive and fiscal body as well as file said documents and information with the Indiana Department of Local Government Finance (the “**DLGF**”) in a form required by the DLGF.

Pursuant to IC 36-7-14-13(a), the City of Valparaiso, Indiana Redevelopment Commission (the “**Commission**”) not later than April 15 of each year shall file with the City’s executive (the Mayor of the City) and the City’s fiscal body (the City Council) a report setting out its activities during the preceding calendar year.

The annual report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- An accounting of tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the Commission;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

In accordance with IC 36-7-14-13(d), a copy of the annual report will be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly, prior to the April 15 deadline.

In accordance with IC 36-7-14-13(e), required data in subsection (a) must also include the following information set forth for each tax increment financing district regarding the previous year:

- Revenues received;
- Expenses paid;
- Fund balances;
- The amount and maturity date for all outstanding obligations;
- The amount paid on outstanding obligations; and
- A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.

The purpose of this Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017 (the “**2017 Annual Report**”) is to meet the statutory disclosure and filing requirements to the executive and fiscal body of the unit, being the City Council, all in accordance with IC 36-7-14-13(e).

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## **INTRODUCTION**

The Department of Redevelopment of the City of Valparaiso, Indiana (the “**Department**”) is administered and managed by the Commission. The Department and the Commission were created by the City Council in 1993 (Ordinance No. 23, 1993) to overcome and alleviate conditions that create areas needing redevelopment in designated areas of the City through new development, redevelopment and rehabilitation activities designed to improve economic and physical conditions under its jurisdiction (the “**Redevelopment District**”) – which is coterminous with the corporate boundaries of the City– in accordance with the IC 36-7-14 titled “Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions” and IC 36-7-25 titled “Additional Powers of Redevelopment Commissions” (together, the “**Act**”).

It is the duty of the Commission in accordance with Section 11 of the Act to:

- Investigate, study, and survey areas needing redevelopment within the Redevelopment District;
- Investigate, study, and determine, to the extent possible, combat the causes of areas needing redevelopment;
- Promote the uses of land in the manner that best serves the interests of the District and its inhabitants;
- Cooperate with the City, its departments and other governmental entities and agencies in the manner that best serves the purposes of the Act;
- Make findings and reports on their activity under the Act and to keep reports open to inspection by the public at offices of the Department and/or the Commission;
- Select and acquire the areas needing redevelopment to be redeveloped under the Act; and
- Replan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the District and its inhabitants.

The Commission is a separate, legal entity; however, the City Council serves as the legislative body, approving legislative actions of the Commission pursuant to the Act.

Commission staff coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains the professional consulting services to provide Commission reporting and project implementation services to supplement Commission staff, including but not limited to:

- (i) Legal counsel to provide guidance and advice to the Commission as it relates to legal opinions, recommendations, and review of official documents and actions of the Commission;
- (ii) Municipal financial advisory services to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the District, and other redevelopment and economic development planning and strategic matters; and
- (iii) Engineering consulting services to assist with the planning, scheduling, design, survey, mapping and cost estimates for identified public capital investment projects of the Commission.

## **2017 QUALIFIED AND ACTING COMMISSIONERS**

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

- Members must be at least 18 years of age; and
- Members must be a resident of the City.

The Commission is comprised of five members of appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1. The terms of office shall be in accordance with Section 7 of the Act with each member, upon

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appointment as certified by the City's Clerk-Treasurer and upon taking and subscribing to an oath of office as notarized by the recording secretary, serving for a period of one year from the first day of January after appointment and until a qualified successor is appointed.

The following individuals were qualified, appointed and took an oath of office as Commission members ("**Commissioners**") for calendar year 2017.

- **Rob Thorgren**
- **Rick Urschel**
- **Jon Diston (1/1/17 through 7/20/17)**
- **John Bowker**
- **Matt Murphy**
- **Trish Sarkisian (effective 12/14/17)**

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission beginning July 1, 2008. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

Representing the East Porter County School Board

**Tim Bucher**

### **2017 COMMISSION OFFICERS**

The following Commissioners were elected as officers of the Commission pursuant to Section 8(a) of the Act.

<b><u>Commissioner</u></b>	<b><u>Office</u></b>
Rob Thorgren	President
Rick Urschel	Vice-President
Jon Diston	Secretary

### **MEETINGS OF THE COMMISSION**

The Commission scheduled and held its regular meetings to conduct official business in the City of Valparaiso City Hall City Council Chambers – 166 Lincolnway, Valparaiso, Indiana 46368.

During calendar year 2017, the Commission met on the following dates:

- January 12, 2017
- February 9, 2017
- March 9, 2017
- April 13, 2017
- May 15, 2017
- June 8, 2017
- June 29, 2017
- July 20, 2017
- August 17, 2017
- September 12, 2017
- October 11, 2017
- November 9, 2017
- December 14, 2017

The minutes of the regular and special meetings of the Commission during calendar year 2017 as approval by the Commission are on file in the Office of the Redevelopment Commission at the Chamber of Commerce, 162 W. Lincolnway and are available for review and inspection during regular business hours. They are also accessible online at [valpo.us/12/Redevelopment-Commission](http://valpo.us/12/Redevelopment-Commission).

**COMMISSION STANDING COMMITTEES AND MEMBERSHIP**

The Commission has established an Art Advisory Committee to research and recommend community art projects.

**COMMISSION EMPLOYEES**

The Commission does not have any employees.

**GENERAL PROFESSIONAL SERVICES PROVIDED TO THE COMMISSION**

The Commission utilized the following professional consulting services during calendar year 2017 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2017.

<u>Firm</u>	<u>Type of Professional Service</u>	<u>Contact</u>
Town & City Energy, Inc.	Redevelopment Services	Stu Summers
Cender & Company, L.L.C.	Municipal Financial Advisory and Economic Development Consulting	Karl Cender
Blachy, Tabor, Bozik & Hartmen LLC	Legal and related Redevelopment matters	Ethan Lowe
Barnes & Thornburg, LLP	Legal and related Redevelopment matters	Thomas Pitman
Consultant	Legal and other Advisory Services	Patrick Lyp
Consultant	Art Advisory Administrator	Kurt Gillins
Thomas & Associates LLC	Grant Writing	Mary Jane Thomas
Amereco Inc.	Environmental Assessments	John Blosky & Zachary Heine

**DISTRIBUTIONS OF TAX INCREMENT IN 2017**

The Office of the Porter County Auditor distributed tax increment to the Commission in Fiscal Year 2017.

<u>Allocation Area</u>	<u>(1<sup>st</sup> Installment) June 14, 2017</u>	<u>(2<sup>nd</sup> Installment) December 05, 2017</u>	<u>Total</u>
<i>Valparaiso ED Area Allocation Area</i>	\$ 3,552,362.74	\$2,954,636.89	\$6,506,999.63

**Source:** FORM 22-TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 14, 2017 and December 05, 2017 tax increment distributions to the Valparaiso Redevelopment Commission.

## **COMMISSION OUTSTANDING DEBT SERVICE**

The Commission had the following outstanding debt service for principal and interest due from distributions of tax increment in Fiscal Year 2017.

### **Valparaiso Redevelopment District Bonds, Series 2014A**

\$6,800,000 for economic development in the Consolidated Valparaiso Allocation Area  
Interest Rate: 3.00 percent (2015) and 4.00 percent thereafter

<b><u>Payments Due</u></b>	<b><u>Principal Amount</u></b>	<b><u>Interest Amount</u></b>	<b><u>Fiscal Total</u></b>
July 15, 2017	\$ 305,000.00	\$ 113,000.00	\$ 418,000.00
January 15, 2018	310,000.00	106,900.00	416,900.00
			<b>\$ 834,900.00</b>

#### **As of December 31, 2017**

Outstanding Principal Balance Due:	\$ 5,035,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	7
Remaining Semi-Annual Payments:	14

### **Valparaiso Redevelopment District Tax Increment Revenue Bonds, Series 2014B**

\$5,700,000 for economic development in the Consolidated Valparaiso Allocation Area  
Interest Rate: 3.00 percent (2015) and 4.00 percent thereafter

<b><u>Payments Due</u></b>	<b><u>Principal Amount</u></b>	<b><u>Interest Amount</u></b>	<b><u>Fiscal Total</u></b>
July 15, 2017	\$ 255,000.00	\$ 94,600.00	\$ 349,600.00
January 15, 2018	260,000.00	89,500.00	349,500.00
			<b>\$ 699,100.00</b>

#### **As of December 31, 2017**

Outstanding Principal Balance Due:	\$ 4,475,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	7
Remaining Semi-Annual Payments:	14

### **Valparaiso Redevelopment District Tax Increment Revenue Bonds, Series 2015A**

\$2,500,000 for economic development in the Consolidated Valparaiso Allocation Area  
Interest Rate: Variable – 3.15 to 4.13 percent

<b><u>Payments Due</u></b>	<b><u>Principal Amount</u></b>	<b><u>Interest Amount</u></b>	<b><u>Fiscal Total</u></b>
July 15, 2017	\$ 35,000.00	\$ 46,073.00	\$ 81,073.00
January 15, 2018	35,000.00	45,521.00	80,521.00
			<b>\$ 161,594.00</b>

#### **As of December 31, 2017**

Outstanding Principal Balance Due:	\$ 2,395,000.00
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	22
Remaining Semi-Annual Payments:	44



**Valparaiso Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2016A**

\$1,965,000 to refund the Redevelopment District Special Taxing District Bonds, Series 2006A

Interest Rate: 3.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2017	\$ 160,000.00	\$ 25,125.00	\$ 185,125.00
January 15, 2018	150,000.00	22,725.00	172,725.00
			<b>\$ 357,850.00</b>

**As of December 31, 2017**

Outstanding Principal Balance Due:	\$ 1,365,000.00
Final Maturity Date:	January 15, 2022
Remaining Bond Life (Years):	4
Remaining Semi-Annual Payments:	8

**Valparaiso Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2016B**

\$2,015,000 to refund the Redevelopment District Special Taxing District Bonds, Series 2009

Interest Rate: 3.00-4.00 percent

<u>Payments Due</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Fiscal Total</u>
July 15, 2017	\$ 105,000.00	\$ 30,200.00	\$ 135,200.00
January 15, 2018	100,000.00	28,625.00	128,625.00
			<b>\$ 263,825.00</b>

**As of December 31, 2017**

Outstanding Principal Balance Due:	\$ 1,605,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	7
Remaining Semi-Annual Payments:	14

**COMMISSION FUND BALANCES FOR 2017**

The Commission currently utilizes the following funds for the receipt and disbursement of Commission revenues, including tax increment for qualified expenses as approved by the Commission, more specifically:

**Fund 709 – RDC Garmong Lease Fund**

(January 1, 2017) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2017) <u>Ending Balance</u>
\$ 0.00	\$ 1,500.13	\$ 0.00	<b>\$ 1,500.13</b>

**Fund 711 – RDC General Fund**

(January 1, 2017) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2017) <u>Ending Balance</u>
\$ 1,874,577.75	\$ 971,672.66	\$ 443,589.24	<b>\$ 2,402,661.17</b>

**Fund 712 – RDC Project Fund**

(January 1, 2017) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2017) <u>Ending Balance</u>
\$ 2,349,649.46	\$ 3,354.08	\$ 192,079.36	<b>\$ 2,160,924.18</b>

**Fund 713 – RDC Grant Fund**

(January 1, 2017) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2017) <u>Ending Balance</u>
\$ (366,033.63)	\$ 706,153.66	\$ 454,552.05	<b>\$ (114,432.02)</b>

<b>Fund 714 – RDC Debt Reserve</b>			
(January 1, 2017) Beginning Balance	Receipts	Disbursements	(December 31, 2017) Ending Balance
\$ 1,697,566.15	\$ 24,709.69	\$ 0.00	\$ 1,722,275.84

<b>Fund 715 – RDC Consolidated TIF Area</b>			
(January 1, 2017) Beginning Balance	Receipts	Disbursements	(December 31, 2017) Ending Balance
\$ 8,924,829.67	\$ 8,146,842.54	\$9,381,921.76	\$ 7,689,750.45

*SOURCE: Fund and Appropriation Reports made available by Recording Secretary for the City of Valparaiso, Indiana Redevelopment Commission. All reports are on file and available for public inspection at the Office of the City of Valparaiso Clerk-Treasurer.*

### **ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY**

Pursuant to IC 36-7-25-7, the Commission granted tax increment funds in the amount of \$600,000, but not exceeding fifteen (15) percent of allocation tax increment proceeds it received in fiscal year 2017, to the following educational programs for the purpose of preparing individuals to participate in the competitive and global economy:

East Porter County School Corporation – 21<sup>st</sup> Century Education Challenge Grant - **\$ 165,600**  
Valparaiso Community Schools – 21<sup>st</sup> Century Education Challenge Grant - **\$ 434,400**

### **SUMMARY OF COMMISSION RESOLUTIONS IN 2017**

**Resolution 12-14-17:** A RESOLUTION APPROPRIATING MONEY FOR THE VALPARAISO REDEVELOPMENT COMMISSION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2018 AND ENDING DECEMBER 31, 2018.

### **SCHEDULES OF ALLOCATION AREAS INDIVIDUAL COMPONENTS AND ASSESSMENT DATA**

The Commission has prepared and provided herein **EXHIBIT A** as attached hereto a list of all parcels included with the various allocation areas including assessment data related to the based assessed value and incremental assessed value for each parcel on the list in a form required by the DLGF.

### **REDEVELOPMENT COMMISSION CONTACT INFORMATION**

Upon approval and submission of this 2017 Annual Report by the Commission to the Mayor as the executive and the City Council as the fiscal body pursuant to HEA 1116 effective July 1, 2014 and IC 36-7-14-13(a), the City will have copies available to the public for review and purchase upon request in the Office of the Clerk-Treasurer in care of the City of Valparaiso, Indiana Redevelopment Commission located at 166 Lincolnway, Valparaiso, Indiana, 46368.

For further information related to this 2017 Annual Report, the public may contact the following City representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except for City designated holidays):

Name of Representative

**Stu Summers**

Executive Director  
Valparaiso Redevelopment Commission

Telephone Number: 219-462-1161

Facsimile Number: 219-464-4273

Website Address: [www.ci.valparaiso.in.us](http://www.ci.valparaiso.in.us)

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2016 Pay 2017)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
<b>Valparaiso Economic Development Area Allocation Area</b>							
64	64-09-12-351-005.000-004	R	Clifford J M & T G Living Trust	\$ -	\$ -	\$ -	\$ -
64	64-09-12-351-006.000-004	R	Valparaiso City Of Redevelopment Commiss	-	-	-	-
64	64-09-12-351-010.000-004	R	Clifford J M & T G Living Trust With Lif	425,500	425,500	198,400	227,100
64	64-09-12-351-013.000-004	R	Christ Lutheran Church Valparaiso	7,600	-	-	-
64	64-09-12-351-015.000-004	R	Christ Lutheran Church	189,800	-	-	-
64	64-09-12-351-016.000-004	R	Valparaiso Redevelopment Commission	8,400	8,400	-	8,400
64	64-09-12-351-017.000-004	R	Christ Lutheran Church Valparaiso	1,500	-	-	-
64	64-09-12-352-001.000-004	R	Clifford J M & T G Living Trust /W Life	199,700	100,555	100,555	-
64	64-09-12-352-002.000-004	R	Clifford J M & T G Living Trust With Lif	159,700	159,700	2,600	157,100
64	64-09-12-352-801.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-12-426-005.000-004	R	Vale Park Village Apartments LLC	616,300	616,300	607,013	9,287
64	64-09-12-426-006.000-004	R	Young Mens Christian Assoc of Valparaiso	1,162,200	-	-	-
64	64-09-12-426-008.000-004	R	Urschel Development Corp	1,804,400	1,804,400	1,804,400	-
64	64-09-12-427-001.000-004	R	Teachers Credit Union	220,800	220,800	220,800	-
64	64-09-12-451-001.000-004	R	United States Postal Service Central Reg	-	-	-	-
64	64-09-12-476-001.000-004	R	Vale Park Village Apartments LLC	6,384,700	6,384,700	6,384,700	-
64	64-09-12-476-002.000-004	R	Vale Park Development Llc	200,900	200,900	200,900	-
64	64-09-12-476-003.000-004	R	Vale Park Development Llc	52,800	52,800	52,800	-
64	64-09-12-476-005.000-004	R	Vake Park Development LLC	1,230,400	1,230,400	1,230,400	-
64	64-09-12-476-883.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-12-476-901.000-004	R	Kresge Ss & Co Property Taxcompliance De	1,094,700	1,094,700	1,093,444	1,256
64	64-09-12-476-902.000-004	R	Indiana Federal Savings & Loan	14,700	14,700	-	14,700
64	64-09-13-201-001.000-004	R	Vale Park Psychiatric Services Inc	740,600	-	-	-
64	64-09-13-201-002.000-004	R	Purdue Research Foundation	-	-	-	-
64	64-09-13-201-003.000-004	R	Visiting Nurse Association Of Porter Cou	229,000	-	-	-
64	64-09-13-201-004.000-004	R	Visiting Nurse Association Of Porter Cou	1,367,800	-	-	-
64	64-09-13-201-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-13-201-006.000-004	R	Visiting Nurse Association Foundation In	348,200	-	-	-
64	64-09-13-201-007.000-004	R	Visiting Nurse Association of Porter Cou	498,200	-	-	-
64	64-09-13-201-008.000-004	R	Darts Three LLC	485,500	485,500	485,500	-
64	64-09-13-201-009.000-004	R	Hutton James E & Beverly A Charitable Re	701,000	-	-	-
64	64-09-13-201-010.000-004	R	Hutton James E & Beverly A Charitable Re	63,300	-	-	-
64	64-09-13-201-011.000-004	R	Hutton James E & Beverly A Charitable Re	821,100	-	-	-
64	64-09-13-201-012.000-004	R	Purdue Research Foundation	-	-	-	-
64	64-09-13-201-013.000-004	R	Valley Drive MOB LLC	469,700	469,700	469,217	483
64	64-09-13-201-014.000-004	R	Visiting Nurse Assoc Foundation Inc	1,208,600	-	-	-
64	64-09-13-202-001.000-004	R	Pablo Realty LLC	702,200	702,200	702,200	-
64	64-09-13-202-002.000-004	R	Buck Stephen R & Jill L/H&W	428,600	428,600	428,600	-
64	64-09-13-202-003.000-004	R	Wheeland Mark R & Juliea/H&W	200,400	200,400	-	200,400
64	64-09-13-202-004.000-004	R	501 Wall LLC	682,400	682,400	682,400	-
64	64-09-13-202-005.000-004	R	Jdj Realty Investments Llc	315,200	315,200	315,200	-
64	64-09-13-202-006.000-004	R	Porter Starke Services INC	931,400	-	-	-
64	64-09-13-203-001.000-004	R	Wiese Kurt A	107,800	107,800	107,800	-
64	64-09-13-203-002.000-004	R	Wiese Kurt A	125,700	125,700	125,700	-
64	64-09-13-203-003.000-004	R	Bejec Louis C Revocable Trust	143,600	143,600	143,600	-
64	64-09-13-203-004.000-004	R	Folke Kurt A & Bernadette D/H&W	89,900	89,900	89,900	-
64	64-09-13-203-005.000-004	R	Garlapati Sudhakar R & Anuradha R/H&W	98,800	98,800	98,800	-
64	64-09-13-203-006.000-004	R	Garlapati Sudhakar R & Anuradha/H&W	98,800	98,800	98,800	-
64	64-09-13-203-007.000-004	R	Delumpa Rustica C Revocable Living Trust	89,900	89,900	89,900	-
64	64-09-13-203-008.000-004	R	Delumpa Rustica C Revocable Living Trust	80,800	80,800	80,800	-
64	64-09-13-203-009.000-004	R	Vale Park Medical Center	54,000	54,000	54,000	-
64	64-09-13-203-010.000-004	R	Vale Park Medical Center	27,100	27,100	33,800	-
64	64-09-13-204-001.000-004	R	VPAH Property LLC	427,900	427,900	427,900	-
64	64-09-13-204-003.000-004	R	Pablo Realty LLC	104,300	104,300	104,300	-
64	64-09-13-204-004.000-004	R	Porter Starke Services	254,200	-	-	-
64	64-09-13-204-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-13-204-006.000-004	R	Shaffer John	247,300	244,300	244,300	-
64	64-09-13-204-007.000-004	R	Home Of Onesiphorus	363,000	-	-	-
64	64-09-13-204-008.000-004	R	2501 Cumberland Llc	668,800	668,800	657,118	11,682
64	64-09-13-204-009.000-004	R	Porter-Starke Services Inc	360,500	-	-	-
64	64-09-13-204-010.000-004	R	Porter Starke Services Of Indiana	424,800	-	-	-
64	64-09-13-204-011.000-004	R	Pablo Realty LLC	280,500	280,500	280,500	-
64	64-09-13-204-012.000-004	R	VPAH Property LLC	15,500	15,500	15,500	-
64	64-09-13-226-001.000-004	R	Fifth Third Bank	1,371,900	1,371,900	1,371,900	-
64	64-09-13-226-004.000-004	R	El-Naggar Family Limited Partnership	964,800	964,800	964,800	-
64	64-09-13-226-005.000-004	R	Computer Services C/O Chief Fin Officer	1,512,900	1,512,900	1,511,061	1,839
64	64-09-13-226-006.000-004	R	A&M Building LLC	1,006,700	1,006,700	1,006,700	-
64	64-09-13-226-007.000-004	R	Nbd Bank	565,700	565,700	565,700	-
64	64-09-13-226-009.000-004	R	UHV LLC	769,900	769,900	769,900	-

**CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017  
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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2016 Pay 2017)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-226-010.000-004	R	UHV LLC	-	-	-	-
64	64-09-13-226-011.000-004	R	UHV LLC	-	-	-	-
64	64-09-13-226-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-227-001.000-004	R	Zeitler Michael R	102,000	102,000	102,000	-
64	64-09-13-227-002.000-004	R	Michael Drone DDS LLC	102,000	102,000	102,000	-
64	64-09-13-227-003.000-004	R	Michael Drone DDS LLC	103,000	103,000	103,000	-
64	64-09-13-227-004.000-004	R	Schechner Loretta Revocable Trust	102,000	102,000	102,000	-
64	64-09-13-228-002.000-004	R	Midas Properties Inc Attn: Real Est Tax	148,800	148,800	148,800	-
64	64-09-13-228-003.000-004	R	Hitz Larry D	43,900	43,900	-	43,900
64	64-09-13-228-006.000-004	R	Brown James M Trust 1/2 & Josephine H Tr	398,500	398,500	398,500	-
64	64-09-13-228-007.000-004	R	Carlisle Real Estate	382,700	382,700	382,609	91
64	64-09-13-228-008.000-004	R	Family Express Corporation	157,500	157,500	-	157,500
64	64-09-13-228-010.000-004	R	Pathfinder Group Property Management LLC	216,000	216,000	-	216,000
64	64-09-13-228-011.000-004	R	Pathfinder Group Property Management LLC	170,000	170,000	170,000	-
64	64-09-13-228-012.000-004	R	Pathfinder Group Property Management LLC	23,000	23,000	-	23,000
64	64-09-13-228-013.000-004	R	Family Express Corporation	13,400	13,400	13,400	-
64	64-09-13-228-015.000-004	R	CEHOG I LLC	382,600	382,600	382,125	475
64	64-09-13-228-016.000-004	R	College Plan LLC	587,800	587,800	587,021	779
64	64-09-13-228-017.000-004	R	Hitz Larry D	560,900	560,900	560,900	-
64	64-09-13-228-018.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-13-228-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-229-001.000-004	R	Family Express Corporation	-	-	-	-
64	64-09-13-229-002.000-004	R	UHV LLC	-	-	-	-
64	64-09-13-276-001.000-004	R	First Partners	650,900	650,900	649,875	1,025
64	64-09-13-276-004.000-004	R	McColly Ronald F	715,700	715,700	714,772	928
64	64-09-13-276-005.000-004	R	Bakery Building LLC	279,500	279,500	279,128	372
64	64-09-13-278-001.000-004	R	Emro Marketing Company	237,400	237,400	-	237,400
64	64-09-13-278-002.000-004	R	CPC Holdings LLC	168,700	168,700	-	168,700
64	64-09-13-278-003.000-004	R	Desert Streams Lic	538,000	538,000	538,000	-
64	64-09-13-278-004.000-004	R	P & A LLC	443,700	443,700	443,238	462
64	64-09-13-278-005.000-004	R	New Creation Business Advocates Inc	317,100	-	-	-
64	64-09-13-278-006.000-004	R	B & H Real Estate LLC	-	-	-	-
64	64-09-13-278-007.000-004	R	Breezewood Inc	232,100	232,100	232,100	-
64	64-09-13-278-008.000-004	R	B & H Real Estate LLC	-	-	-	-
64	64-09-13-278-009.000-004	R	CPC Holdings LLC	217,000	217,000	-	217,000
64	64-09-13-278-011.000-004	R	CPC Holdings LLC	152,500	152,500	137,300	15,200
64	64-09-13-278-012.000-004	R	CPC Holdings LLC	148,800	148,800	-	148,800
64	64-09-13-278-013.000-004	R	CPC Holdings LLC	177,300	177,300	-	177,300
64	64-09-13-278-014.000-004	R	Gupta Indrani Revoc Trust	229,600	229,600	-	229,600
64	64-09-13-278-015.000-004	R	Gupta Indrani Revocable Trust	487,400	487,400	486,938	462
64	64-09-13-278-016.000-004	R	Reason Bell Properties	500	500	500	-
64	64-09-13-278-017.000-004	R	McDonalds Corporation %Rest Mgmt Corp #1	500	500	500	-
64	64-09-13-278-018.000-004	R	B & H Real Estate LLC	-	-	-	-
64	64-09-13-278-019.000-004	R	B & H Real Estate LLC	949,700	949,700	383,091	566,609
64	64-09-13-278-020.000-004	R	CPC Holdings LLC	-	-	-	-
64	64-09-13-278-021.000-004	R	CPC Holdings LLC	-	-	-	-
64	64-09-13-278-881.000-004	R	CPC Holdings LLC	-	-	-	-
64	64-09-13-278-888.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-279-001.000-004	R	Behrend Management LLC	247,800	247,800	-	247,800
64	64-09-13-279-002.000-004	R	Behrend Management LLC	253,800	253,800	-	253,800
64	64-09-13-279-003.000-004	R	Behrend Management LLC	253,800	253,800	-	253,800
64	64-09-13-279-004.000-004	R	Behrend Management LLC	248,700	248,700	248,700	-
64	64-09-13-279-005.000-004	R	Behrend Management LLC	258,000	258,000	258,000	-
64	64-09-13-279-006.000-004	R	Behrend Management LLC	257,000	257,000	257,000	-
64	64-09-13-280-001.000-004	R	Franchise Realty Corp %Rest Mgmt Corp #1	262,800	262,800	122,377	140,423
64	64-09-13-280-002.000-004	R	Ratnayake Tikiri & Angela/H&W	257,900	257,900	-	257,900
64	64-09-13-280-003.000-004	R	Vet Properties LLC	196,200	196,200	-	196,200
64	64-09-13-280-004.000-004	R	Connors Gary H	169,000	169,000	-	169,000
64	64-09-13-280-005.000-004	R	Radosevich John M & Davis Judy L/H&W	250,300	250,300	-	250,300
64	64-09-13-280-006.000-004	R	McDonald'S Corporation %Rest Mgmt Corp #	85,800	85,800	-	85,800
64	64-09-13-280-007.000-004	R	1101 Glendale Boulevard LLC	1,029,100	1,029,100	1,029,100	-
64	64-09-13-280-008.000-004	R	Nondorf Gary A	255,900	255,900	-	255,900
64	64-09-13-280-009.000-004	R	1101 Glendale Boulevard LLC	1,061,100	1,061,100	1,058,548	2,552
64	64-09-13-280-010.000-004	R	Allen Kenneth J & Niloufar L/H&W	453,800	453,800	453,800	-
64	64-09-13-280-011.000-004	R	Logansport Newspapers Inc	1,129,800	1,129,800	1,128,425	1,375
64	64-09-13-281-001.000-004	R	CPC Holdings LLC	173,400	173,400	-	173,400
64	64-09-13-281-002.000-004	R	CPC Holdings LLC	313,400	313,400	313,262	138
64	64-09-23-177-887.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-435-005.000-004	R	Campbell Center LLC	1,013,500	1,013,500	977,887	35,613
64	64-09-23-435-886.000-004	R	Valparaiso City of	-	-	-	-

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-23-437-003.000-004	R	Mic Dea Lic	121,800	121,800	121,800	-
64	64-09-23-437-007.000-004	R	58 Campbell LLC	269,000	269,000	259,322	9,678
64	64-09-23-437-010.000-004	R	Ahead LLC	1,000	1,000	-	1,000
64	64-09-23-437-011.000-004	R	Jet Development Llc	49,500	49,500	-	49,500
64	64-09-23-437-012.000-004	R	Jet Development Llc	-	-	-	-
64	64-09-23-437-013.000-004	R	58 Campbell LLC	100	100	-	100
64	64-09-23-437-014.000-004	R	JET Development LLC	33,700	33,700	-	33,700
64	64-09-23-437-015.000-004	R	Valparaiso City of Redevelopment Commiss	105,700	105,700	-	105,700
64	64-09-23-437-016.000-004	R	Ahead LLC	3,700	3,700	-	3,700
64	64-09-23-437-017.000-004	R	AHEAD LLC	55,600	55,600	-	55,600
64	64-09-23-437-018.000-004	R	Jet Development Llc	15,100	15,100	-	15,100
64	64-09-23-437-019.000-004	R	Jeer Enterprises LLC	137,400	137,400	117,494	19,906
64	64-09-23-437-020.000-004	R	Jeer Enterprises LLC	-	-	-	-
64	64-09-23-437-801.000-004	R	Jeer Enterprises LLC	-	-	-	-
64	64-09-24-309-001.000-004	R	Bennett Bryan C & Kari K/H&W	25,000	25,000	25,000	-
64	64-09-24-309-002.000-004	R	Neighbors Corporation	121,400	-	-	-
64	64-09-24-309-003.000-004	R	Larry Hitz Development LLC	-	-	-	-
64	64-09-24-309-004.000-004	R	Larry Hitz Development LLC	-	-	-	-
64	64-09-24-309-005.000-004	R	Johnson Steve A & Wolfe Megan T/H&W	149,300	52,315	52,315	-
64	64-09-24-309-006.000-004	R	Sederberg Jeffrey A	115,000	115,000	140,900	-
64	64-09-24-309-007.000-004	R	Odum Megan A	222,300	118,265	101,065	17,200
64	64-09-24-309-008.000-004	R	Forszt Michael J & Mark J/Tc	242,800	242,800	242,800	-
64	64-09-24-309-009.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-309-010.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-309-011.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-310-001.000-004	R	BridgePoint Church of Hobart IN Inc	1,552,000	-	-	-
64	64-09-24-310-002.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-310-003.000-004	R	Eastlake Victorian Residence Llc	251,000	251,000	242,645	8,355
64	64-09-24-310-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-002.000-004	R	Bpo Elks 500 Valparaiso Lodge	272,900	-	-	-
64	64-09-24-312-003.000-004	R	First Partners	167,900	167,900	162,626	5,274
64	64-09-24-312-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-005.000-004	R	Greater Valparaiso Chamber Of Commerce I	566,200	167,030	-	167,030
64	64-09-24-312-008.000-004	R	First Partners	1,564,700	1,564,700	1,564,700	-
64	64-09-24-313-001.000-004	R	Gen Telephone Co Of In Inc	510,100	510,100	504,889	5,211
64	64-09-24-313-002.000-004	R	Telephony Leases LLC	108,400	108,400	108,400	-
64	64-09-24-313-003.000-004	R	Doolittle Holdings LLC	279,300	279,300	224,743	54,557
64	64-09-24-313-004.000-004	R	Grove David Alan Jr & Juliana/H&W	164,300	164,300	130,476	33,824
64	64-09-24-313-005.000-004	R	Trust #22980	-	-	-	-
64	64-09-24-313-006.000-004	R	Blaney Kenneth Sr	285,000	285,000	285,000	-
64	64-09-24-313-007.000-004	R	Worstell Diane M Living Trust & Macmahon	472,500	472,500	456,705	15,795
64	64-09-24-313-008.000-004	R	Zlaich John & Olivia/H&W & Michelle Zlai	292,900	292,900	268,725	24,175
64	64-09-24-313-009.000-004	R	68 Lincolnway LLC	258,900	258,900	233,384	25,516
64	64-09-24-313-010.000-004	R	GG & C Properties LLC	474,700	474,700	446,575	28,125
64	64-09-24-313-011.000-004	R	Vinci Inc	280,500	280,500	265,664	14,836
64	64-09-24-313-012.000-004	R	Ljf Investments Llc	269,400	269,400	239,773	29,627
64	64-09-24-313-013.000-004	R	Heemstra Thomas H & Bieker Brian/Jt	349,500	273,658	144,180	129,478
64	64-09-24-313-014.000-004	R	Agape I Llc	440,400	440,400	357,196	83,204
64	64-09-24-313-016.000-004	R	Zosso Tammy J	518,400	518,400	492,369	26,031
64	64-09-24-313-017.000-004	R	1870 LLC	114,800	114,800	102,931	11,869
64	64-09-24-313-018.000-004	R	Alma Properties LLC	211,800	211,800	211,800	-
64	64-09-24-313-019.000-004	R	Alma Properties LLC	8,300	8,300	-	8,300
64	64-09-24-317-001.000-004	R	Antonetti Steven J & Pamela J/H&W	19,700	19,700	19,700	-
64	64-09-24-317-002.000-004	R	Frataccia Enrico V & Priscilla K/H&W	19,700	16,700	19,700	-
64	64-09-24-317-003.000-004	R	Schneidt Arthur J & Christene/H&W	19,700	19,700	19,700	-
64	64-09-24-317-004.000-004	R	Costakis Gregory & Carol/H&W	19,700	16,700	19,700	-
64	64-09-24-334-001.000-004	R	Pape David M	117,100	117,100	117,100	-
64	64-09-24-334-002.000-004	R	Ingram Steven R & Patricia J/H&W	279,600	149,490	149,490	-
64	64-09-24-334-003.000-004	R	Church First United Methodist Valparaiso	100,500	-	-	-
64	64-09-24-334-004.000-004	R	Church First United Methodist Of Valpara	85,400	-	-	-
64	64-09-24-334-005.000-004	R	Church First United Methodist Valparaiso	46,000	-	-	-
64	64-09-24-334-006.000-004	R	Valparaiso Womans Association Inc	513,400	-	-	-
64	64-09-24-334-007.000-004	R	Church First United Methodist Valparaiso	1,242,700	-	-	-
64	64-09-24-338-001.000-004	R	Geary Real Estate LLC	110,500	110,500	94,380	16,120
64	64-09-24-338-002.000-004	R	Stonehill Kevin E	138,300	138,300	133,955	4,345
64	64-09-24-338-003.000-004	R	Seramur Dennis J & Seramur Michelle A &	159,700	159,700	154,127	5,573
64	64-09-24-338-004.000-004	R	Henley Joseph R & Sharon K/H&W	283,000	283,000	273,479	9,521
64	64-09-24-338-005.000-004	R	Mason David A	118,100	115,100	102,475	12,625
64	64-09-24-338-006.000-004	R	Alma Properties Llc	226,100	226,100	226,100	-

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64	64-09-24-338-007.000-004	R	15 Franklin LLC	585,300	339,400	337,739	1,661
64	64-09-24-338-008.000-004	R	Seramur Dennis J & Michelle A/H&W	99,700	99,700	83,100	16,600
64	64-09-24-338-009.000-004	R	Bramasole Properties	308,900	308,900	296,906	11,994
64	64-09-24-338-010.000-004	R	Great Development LLC	371,000	371,000	339,597	31,403
64	64-09-24-338-011.000-004	R	Great Development LLC	363,700	363,700	344,565	19,135
64	64-09-24-338-012.000-004	R	Kuchta James J Living Tr 1/2 int & Kucht	343,900	343,900	325,206	18,694
64	64-09-24-338-013.000-004	R	Agape III LLC	315,500	315,500	290,849	24,651
64	64-09-24-338-014.000-004	R	Butterfield David A & Katherine D	345,800	345,800	244,612	101,188
64	64-09-24-338-015.000-004	R	Butterfield David A & Katherine D	176,300	176,300	160,286	16,014
64	64-09-24-338-016.000-004	R	Courthouse Square Lofts Llc	384,800	384,800	321,714	63,086
64	64-09-24-338-017.000-004	R	OEFM LLC	365,000	365,000	345,120	19,880
64	64-09-24-338-018.000-004	R	GLM LLC	370,300	55,600	55,600	-
64	64-09-24-338-019.000-004	R	GLM LLC	350,700	52,600	52,600	-
64	64-09-24-338-020.000-004	R	Follis Denny M	343,500	343,500	307,225	36,275
64	64-09-24-338-021.000-004	R	23 Lincolnway LLC	358,700	358,700	356,896	1,804
64	64-09-24-342-001.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-343-003.000-004	R	57 Franklin Street %Mitch Van Kley/Hamst	2,002,200	2,002,200	1,727,865	274,335
64	64-09-24-343-011.000-004	R	57 Franklin Street %Mitch Van Kley/Hamst	168,900	168,900	168,900	-
64	64-09-24-351-001.000-004	R	Brandy Dennis & Phyllis/H&W	263,600	263,600	237,332	26,268
64	64-09-24-351-002.000-004	R	Valparaiso Partners Llc	578,000	578,000	573,799	4,201
64	64-09-24-351-003.000-004	R	Valparaiso Partners Llc	177,100	177,100	177,100	-
64	64-09-24-351-004.000-004	R	YOUR Insurance Inc	244,600	244,600	244,600	-
64	64-09-24-351-005.000-004	R	Housing Options Llc	92,700	92,700	92,700	-
64	64-09-24-351-006.000-004	R	Housing Options	74,600	74,600	74,600	-
64	64-09-24-351-007.000-004	R	El-Naggar Family Limited Partnership	464,900	464,900	365,587	99,313
64	64-09-24-376-007.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-376-008.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-377-003.000-004	R	57 Franklin Street %Mitch Van Kley/Hamst	86,700	86,700	86,700	-
64	64-09-24-377-005.000-004	R	Kalymnos Holdings GroupIc	817,600	817,600	681,414	136,186
64	64-09-24-429-001.000-004	R	Bank One Merrillville	195,300	195,300	-	195,300
64	64-09-24-429-002.000-004	R	F & K Enterprises Llp	665,300	665,300	-	665,300
64	64-09-24-429-003.000-004	R	F & K Enterprises Llp	45,200	45,200	-	45,200
64	64-09-24-429-004.000-004	R	I I C Business Services Incorporated	29,600	29,600	-	29,600
64	64-09-24-429-006.000-004	R	F & K Enterprises Llp	49,200	49,200	-	49,200
64	64-09-24-429-016.000-004	R	Stan James L	164,400	164,400	-	164,400
64	64-09-24-429-017.000-004	R	LRG Holdings LLC	-	-	-	-
64	64-09-24-429-021.000-004	R	Lutheran University Association Inc	237,300	-	-	-
64	64-09-24-429-022.000-004	R	Lutheran University Association Inc	1,950,900	-	-	-
64	64-09-24-429-023.000-004	R	LRG Holdings LLC	134,500	134,500	-	134,500
64	64-09-24-429-817.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-478-028.000-004	R	Lutheran University Association Inc	1,079,600	-	-	-
64	64-10-06-452-006.000-004	R	Walgreen Co	3,900	3,900	3,452	448
64	64-10-06-452-007.000-004	R	Burlington Beach LLC	60,700	60,700	60,666	34
64	64-10-06-452-010.000-004	R	Valparaiso Lakes Area Conservancy Distri	-	-	-	-
64	64-10-06-455-001.000-004	R	ZTKL LLC	2,572,300	2,572,300	7,562	2,564,738
64	64-10-06-455-002.000-004	R	Burlington Beach LLC	13,400	13,400	12,077	1,323
64	64-10-07-133-003.000-004	R	Flint Lake Village Commercial Llc	800	800	800	-
64	64-10-07-134-001.000-004	R	Flint Lake Village Residential LLC	200	200	200	-
64	64-10-07-134-002.000-004	R	Flint Lake Village Residential LLC	200	200	200	-
64	64-10-07-134-003.000-004	R	Weil Patrick D & Patrice S/H&W	200	200	200	-
64	64-10-07-134-004.000-004	R	Anderson Ian Lee & Kathleen L/H&W	216,600	108,540	108,540	-
64	64-10-07-134-005.000-004	R	Yu Tsang Fai & Lee Frances Oi Lun	187,900	92,885	92,885	-
64	64-10-07-134-006.000-004	R	Thoreson Carol A	202,300	99,245	99,245	-
64	64-10-07-134-007.000-004	R	Parker Donna J	185,800	185,800	185,800	-
64	64-10-07-134-008.000-004	R	Lator Monica M	187,200	89,430	89,430	-
64	64-10-07-175-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-175-002.000-004	R	George Judith R	200	200	200	-
64	64-10-07-175-003.000-004	R	Coolman Communities Inc	200	200	200	-
64	64-10-07-175-004.000-004	R	Flint Lake Village Residential Llc	200	200	200	-
64	64-10-07-175-005.000-004	R	Forst Barry L & Donna M/H&W	200	200	200	-
64	64-10-07-175-006.000-004	R	Pall Rena Kay Trust	175,100	84,565	175,100	-
64	64-10-07-175-007.000-004	R	Sanders Mark S & Sanders Diane M	191,400	92,160	92,160	-
64	64-10-07-175-008.000-004	R	Monroe Linda R	183,600	90,090	90,090	-
64	64-10-07-177-001.000-004	R	Flint Lake Village Commercial Llc	500	500	500	-
64	64-10-07-177-002.000-004	R	SE VALPO LLC	1,038,200	1,038,200	1,036,807	1,393
64	64-10-07-177-003.000-004	R	North Hampstead Coffee House LLC	484,700	484,700	459,686	25,014
64	64-10-07-177-024.000-004	R	Saterbak Baron C	150,000	65,250	91,250	-
64	64-10-07-177-025.000-004	R	McCulloch Lawrence D & Laura/H&W	193,500	93,525	93,525	-
64	64-10-07-177-044.000-004	R	Thompson Lana S	161,700	72,855	72,855	-
64	64-10-07-177-045.000-004	R	Parikh Parth & Julianne C/H&W	190,700	91,705	91,705	-

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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2016 Pay 2017)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-177-046.000-004	R	Hile John F Sr & Carolyn L/H&W	153,100	67,265	67,265	-
64	64-10-07-177-047.000-004	R	Krause James & Robin H&W	174,800	81,370	81,370	-
64	64-10-07-177-048.000-004	R	Pham Christine Diep	173,700	80,655	80,655	-
64	64-10-07-180-017.000-004	R	Babcock Melody	151,400	66,160	66,160	-
64	64-10-07-180-018.000-004	R	Severe Richard	150,000	65,250	65,250	-
64	64-10-07-180-019.000-004	R	Bausor Marion L	153,300	67,395	67,395	-
64	64-10-07-180-020.000-004	R	Graham Irene P	142,700	60,505	60,505	-
64	64-10-07-180-038.000-004	R	Baxter Kandel C	153,100	67,265	67,265	-
64	64-10-07-180-039.000-004	R	Pawlak Connie E	152,100	149,100	149,100	-
64	64-10-07-180-053.000-004	R	Costas Diane	100	100	100	-
64	64-10-07-180-055.000-004	R	Costas Diane	100	100	100	-
64	64-10-07-180-078.000-004	R	Costas Diane	141,500	141,500	141,500	-
64	64-10-07-180-079.000-004	R	Dahl Jonathan D & Ann Marie /H&W	158,800	70,970	70,970	-
64	64-10-07-180-080.000-004	R	Mullins Sheila M	142,400	60,310	60,310	-
64	64-10-07-180-081.000-004	R	Costas Diane R	147,600	147,600	147,600	-
64	64-10-07-180-082.000-004	R	Modesto Robert L & Julie E/H&W	156,200	69,280	69,280	-
64	64-10-07-180-083.000-004	R	Schramlin Betsy A	140,600	59,140	59,140	-
64	64-10-07-180-084.000-004	R	Fromm Stephan W & Carole J/H&W	164,800	62,390	62,390	-
64	64-10-07-180-085.000-004	R	Chocholek Brian J	153,100	67,265	67,265	-
64	64-10-07-180-086.000-004	R	Parker Donna J	184,100	90,415	90,415	-
64	64-10-07-180-087.000-004	R	Barthold Brian R	175,100	81,565	84,565	-
64	64-10-07-180-088.000-004	R	LaFrance Melody J	165,100	75,065	75,065	-
64	64-10-07-181-002.000-004	R	Gray Gary K & Donna M/H&W	196,200	98,280	98,280	-
64	64-10-07-181-003.000-004	R	Coolman Communities Inc	200	200	200	-
64	64-10-07-181-004.000-004	R	Johnston Christiana J	202,700	99,505	99,505	-
64	64-10-07-181-005.000-004	R	Troy Trust	213,600	109,590	109,590	-
64	64-10-07-181-006.000-004	R	Bland Leon E & Nancy J/H&W	194,700	97,305	108,030	-
64	64-10-07-182-001.000-004	R	Flint Lake Village Commercial Lic	1,500	1,500	1,500	-
64	64-10-07-182-002.000-004	R	Valpo Development Group Lic	590,000	590,000	589,272	728
64	64-10-07-182-003.000-004	R	Chandana Group Lic	2,019,300	2,019,300	2,016,819	2,481
64	64-10-07-182-004.000-004	R	Flint Lake Village Commercial Lic	6,400	6,400	6,400	-
64	64-10-07-182-010.000-004	R	Forszt Mark J & Forszt Michael J	250,100	250,100	250,100	-
64	64-10-07-182-011.000-004	R	Valpo Development Group Lic	-	-	-	-
64	64-10-07-182-881.000-004	R	Valpo Development Group Lic	-	-	-	-
64	64-10-07-183-005.000-004	R	Badkey Wanda M	120,800	49,270	49,270	-
64	64-10-07-183-006.000-004	R	Eriks Herman	169,800	68,640	68,640	-
64	64-10-07-183-007.000-004	R	Sparks Diane	160,000	71,750	71,750	-
64	64-10-07-183-008.000-004	R	Jevtic Miroslav	130,600	52,640	52,640	-
64	64-10-07-183-009.000-004	R	Sears Rosalie Family Trust	149,700	52,575	52,575	-
64	64-10-07-183-010.000-004	R	Schwartz Ellen G	134,800	55,370	55,370	-
64	64-10-07-183-011.000-004	R	Bogner Teresa	146,500	62,975	62,975	-
64	64-10-07-183-012.000-004	R	Kusmierz Stanley L & Judith M/H&W	105,000	36,000	36,000	-
64	64-10-07-185-001.000-004	R	Guzman Maria G	156,100	69,215	69,215	-
64	64-10-07-185-002.000-004	R	Derr James C Jr & Sandra G/H&W	167,900	167,900	167,900	-
64	64-10-07-185-003.000-004	R	Zahm William	161,600	72,790	72,790	-
64	64-10-07-185-004.000-004	R	King Jeffrey M & Danielle R/H&W	177,600	83,190	83,190	-
64	64-10-07-185-005.000-004	R	Carpus Joel D & Elizabeth A/H&W	185,800	90,130	90,130	-
64	64-10-07-185-006.000-004	R	Lane Jaime E	183,900	90,285	90,285	-
64	64-10-07-185-007.000-004	R	Coolman Communities Inc	200	200	200	-
64	64-10-07-185-008.000-004	R	Wayne David & Victoria I/H&W	190,900	91,835	91,835	-
64	64-10-07-185-009.000-004	R	Adams William & Patricia/H&W	167,000	76,300	76,300	-
64	64-10-07-185-010.000-004	R	Cram Kevin J & Kathi L/H&W	188,400	90,210	90,210	-
64	64-10-07-186-001.000-004	R	North Hampstead Residential POA	-	-	-	-
64	64-10-07-186-002.000-004	R	Chavez Ronald D & Carol/H&W	154,700	68,305	68,305	-
64	64-10-07-186-003.000-004	R	Porter Harlo W II	158,000	158,000	158,000	-
64	64-10-07-186-004.000-004	R	Scalise Nicholas F	154,400	68,110	68,110	-
64	64-10-07-186-005.000-004	R	Pierce Sheila M	168,600	77,340	77,340	-
64	64-10-07-186-006.000-004	R	Sawa Shellie R	153,500	67,525	67,525	-
64	64-10-07-186-007.000-004	R	Northlake Marketing LLC	155,500	155,500	155,500	-
64	64-10-07-186-008.000-004	R	Borrero Eduardo & Maria L/H&W	151,200	69,030	69,030	-
64	64-10-07-186-009.000-004	R	Gecas Richard F & Alice M/H&W	156,600	69,540	69,540	-
64	64-10-07-186-010.000-004	R	Orta Monica S	162,700	73,505	73,505	-
64	64-10-07-301-011.000-004	R	Pines Village Retirement Communities Inc	11,657,300	11,657,300	7,323,500	4,333,800
64	64-10-07-301-013.000-004	R	Vale Park Development Lic	455,500	455,500	455,500	-
64	64-10-07-301-014.000-004	R	Zheng Brothers LLC	686,700	686,700	685,877	823
64	64-10-07-301-015.000-004	R	Valparaiso Board of Public Works & Safet	-	-	-	-
64	64-10-07-303-001.000-004	R	3301 S Calumet LLC	2,754,200	2,754,200	-	2,754,200
64	64-10-07-304-001.000-004	R	Trust FNB 3611	-	-	-	-
64	64-10-07-304-002.000-004	R	Spare Space L L C	504,900	504,900	504,377	523
64	64-10-07-304-003.000-004	R	Trust FNB 3611	1,019,600	1,019,600	430,391	589,209

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List of All Individual Components in Each Allocation Area  
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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-304-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-305-001.000-004	R	Shoecrew LLC	456,900	456,900	456,280	620
64	64-10-07-305-002.000-004	R	Eleftheri Loucas	327,300	327,300	326,868	432
64	64-10-07-305-003.000-004	R	Patriki LLC	850,600	850,600	850,600	-
64	64-10-07-305-004.000-004	R	MCCG LLC	925,100	925,100	925,100	-
64	64-10-07-305-005.000-004	R	Philips Carl B Revocable Trust 1/2 & Pat	895,600	895,600	894,481	1,119
64	64-10-07-305-006.000-004	R	Philips Community Storage L L C	418,300	418,300	418,300	-
64	64-10-07-326-001.000-004	R	Mercantile National Bank Of Indiana	552,400	552,400	551,581	819
64	64-10-07-327-001.000-004	R	Felton Family Management Group	1,319,200	1,319,200	1,317,620	1,580
64	64-10-07-328-001.000-004	R	Surgey Center Management LLC	2,678,600	2,678,600	-	2,678,600
64	64-10-07-351-002.000-004	R	Vale Park Development Llc	265,000	265,000	265,000	-
64	64-10-07-351-003.000-004	R	Vale Park Development Llc	247,500	247,500	-	247,500
64	64-10-07-351-004.000-004	R	Realty Income Corporation Attn:Portfolio	331,100	331,100	330,754	346
64	64-10-07-351-006.000-004	R	Vale Park Development LLC	764,500	764,500	763,535	965
64	64-10-07-351-008.000-004	R	Vale Park Development Llc	3,873,900	3,873,900	3,253,090	620,810
64	64-10-07-351-010.000-004	R	Peoples Bank SB	711,600	711,600	711,600	-
64	64-10-07-351-901.000-004	R	Maisel E N & Associates Prop Tx Comp Dep	64,400	64,400	-	64,400
64	64-10-07-352-001.000-004	R	Philips Community Storage LLC	300,600	300,600	300,248	352
64	64-10-07-352-004.000-004	R	Blythe Richard H & lola M	1,096,200	1,096,200	1,094,902	1,298
64	64-10-07-352-005.000-004	R	Jay Costas Companies Inc	-	-	-	-
64	64-10-07-352-007.000-004	R	First Natl Bank Valpo	361,700	361,700	361,208	492
64	64-10-07-352-009.000-004	R	Valpo Soft Touch Inc	227,700	227,700	-	227,700
64	64-10-07-352-027.000-004	R	Spare Space L L C	371,200	371,200	371,200	-
64	64-10-07-352-028.000-004	R	Raceway Central LLC North Valpo	165,800	165,800	165,800	-
64	64-10-07-352-029.000-004	R	Lakepointe Gardens Partnership	500	500	500	-
64	64-10-07-352-042.000-004	R	Lakepoint Investments LLC	2,514,700	2,514,700	2,511,558	3,142
64	64-10-07-352-043.000-004	R	Raceway Central LLC North Valpo	2,646,500	2,646,500	2,643,220	3,280
64	64-10-07-352-044.000-004	R	Raceway Central LLC North Valpo	73,500	73,500	73,500	-
64	64-10-07-352-045.000-004	R	Jay Costas Companies Inc	517,600	517,600	474,411	43,189
64	64-10-07-352-881.000-004	R	Valparaiso City of Board of Public Works	-	-	-	-
64	64-10-07-352-882.000-004	R	Valparaiso City of Board of Public Works	-	-	-	-
64	64-10-07-352-883.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-352-901.000-004	R	Lakepoint Investments LLC	71,900	71,900	71,900	-
64	64-10-08-101-009.000-029	R	Executive Park Residential Association I	-	-	-	-
64	64-10-08-101-011.000-029	R	Kalil John P	235,700	120,955	101,665	19,290
64	64-10-08-101-012.000-029	R	Hudson Adrian D	282,200	151,180	134,553	16,627
64	64-10-08-101-013.000-029	R	McCrammer Charles D & Darlene /H&W	240,500	124,075	113,445	10,630
64	64-10-08-101-014.000-029	R	Dunning Jeffrey B & Darlene M/H&W	221,300	114,595	100,615	13,980
64	64-10-08-101-015.000-029	R	Nickles Matthew T & Tiffany L/H&W	233,100	119,265	100,239	19,026
64	64-10-08-101-016.000-029	R	Manno Garry & Joanne/H&W	242,000	125,050	96,552	28,498
64	64-10-08-101-017.000-029	R	Shelton Rebecca J Revocable Trust	241,700	124,855	115,429	9,426
64	64-10-08-101-018.000-029	R	Crusader Homes Inc	400	400	-	400
64	64-10-08-101-019.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-101-020.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-101-021.000-029	R	Baker Steven D & Jennifer R/H&W	400	400	-	400
64	64-10-08-101-022.000-029	R	Oxendale Christopher Ray & Josie Marie/H	153,400	67,460	67,460	-
64	64-10-08-101-023.000-029	R	Valparaiso Executive Park LLC	500	500	-	500
64	64-10-08-101-024.000-029	R	Valparaiso Executive Park LLC	500	500	-	500
64	64-10-08-101-025.000-029	R	Valparaiso Executive Park LLC	500	500	-	500
64	64-10-08-101-026.000-029	R	Douglas Walter L & Kelly R/H&W	253,300	132,395	122,434	9,961
64	64-10-08-101-027.000-029	R	Douglas Walter L & Kelly R/H&W	400	400	-	400
64	64-10-08-101-028.000-029	R	Property 49 LLC	4,400	4,400	-	4,400
64	64-10-08-101-029.000-029	R	Property 49 LLC	2,400	2,400	-	2,400
64	64-10-08-101-030.000-029	R	Valpodoc LLC	2,400	2,400	-	2,400
64	64-10-08-101-031.000-029	R	Valpodoc LLC	2,400	2,400	-	2,400
64	64-10-08-101-032.000-029	R	SC Legend LLC 1/2 & JH3 LLC 1/2	2,600	2,600	-	2,600
64	64-10-08-101-033.000-029	R	Ray Charles L	3,100	3,100	-	3,100
64	64-10-08-102-001.000-029	R	Valparaiso Executive Park LLC	600	600	-	600
64	64-10-08-102-002.000-029	R	Valparaiso Executive Park LLC	185,400	185,400	185,400	-
64	64-10-08-102-003.000-029	R	Shelton Jonathan D & Price Jessica R	283,700	152,155	17,513	134,642
64	64-10-08-102-004.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-005.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-006.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-007.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-008.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-009.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-010.000-029	R	Valparaiso Executive Park LLC	400	400	-	400
64	64-10-08-102-011.000-029	R	Valparaiso Executive Park LLC	500	500	-	500
64	64-10-08-102-012.000-029	R	Executive Park Commercial Association In	2,000	2,000	-	2,000
64	64-10-08-126-001.000-029	R	Grieger Polly	239,900	130,955	112,486	18,469



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64	64-10-08-176-003.000-029	R	Patko Lic	32,400	32,400	-	32,400
64	64-10-08-176-004.000-029	R	Patko Lic	13,300	13,300	-	13,300
64	64-10-08-176-006.000-029	R	Memorial Health System Inc	91,800	91,800	-	91,800
64	64-10-08-176-007.000-029	R	Valparaiso Medical Development LLC	10,643,500	10,643,500	-	10,643,500
64	64-10-08-326-003.000-029	R	Patko Lic	22,200	22,200	-	22,200
64	64-10-08-326-004.000-029	R	Patko Lic	6,800	6,800	-	6,800
64	64-10-17-151-007.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-151-008.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-176-002.000-029	R	Vansland LLC	12,100	12,100	-	12,100
64	64-10-17-177-002.000-029	R	SJBZ Porter Holdings LLC	32,200	32,200	-	32,200
64	64-10-17-201-019.000-029	R	SJBZ Porter Holdings LLC	43,300	43,300	-	43,300
64	64-10-17-251-003.000-029	R	SJBZ Porter Holdings LLC	24,800	24,800	-	24,800
64	64-10-17-251-004.000-029	R	SJBZ Porter Holdings LLC	22,800	22,800	-	22,800
64	64-10-17-301-007.000-029	R	Valparaiso City Of	-	-	-	-
64	64-10-17-326-001.000-029	R	State Of Indiana Deptof Transportation	-	-	-	-
64	64-10-17-428-001.000-029	R	SJBZ Porter Holdings LLC	14,900	14,900	-	14,900
64	64-10-18-107-004.000-004	R	Valparaiso Senior Housing Land Propertie	32,500	32,500	-	32,500
64	64-10-18-107-005.000-004	R	Gte North Incorporated	65,500	65,500	-	65,500
64	64-10-18-107-006.000-004	R	Myers Donald	82,100	82,100	82,100	-
64	64-10-18-107-007.000-004	R	Covington Square Apartments LLC	2,751,400	2,751,400	147,575	2,603,825
64	64-10-18-126-003.000-004	R	Dagostaro Nicholas J	117,300	43,995	43,995	-
64	64-10-18-126-004.000-004	R	Covington Square Apartments LLC	4,127,000	4,127,000	3,107,373	1,019,627
64	64-10-18-127-000.000-004	R	Villas at Vale Park Condominium Assoc In	-	-	-	-
64	64-10-18-127-032.000-004	R	Henke Debra D	236,400	236,400	215,640	20,760
64	64-10-18-127-034.000-004	R	Mackanos Peter J & Patsy A/H&W	235,600	120,890	120,890	-
64	64-10-18-127-035.000-004	R	Wargo Bruce W	247,500	128,625	116,326	12,299
64	64-10-18-127-048.000-004	R	Nowlin Sarabel	251,400	134,160	134,160	-
64	64-10-18-127-049.000-004	R	Peters Rita Y	247,800	131,820	96,204	35,616
64	64-10-18-127-054.000-004	R	Montagano Nicholas A Jr & Daria L/H&W	262,700	138,505	138,505	-
64	64-10-18-127-055.000-004	R	Ahamedkutty Mohamed F	244,700	126,805	88,233	38,572
64	64-10-18-151-001.000-004	R	Porter Hospital Llc	1,231,600	1,231,600	-	1,231,600
64	64-10-18-151-003.000-004	R	Porter Hospital Llc	4,129,600	4,129,600	-	4,129,600
64	64-10-18-151-004.000-004	R	Porter Hospital Llc	3,300,100	3,300,100	-	3,300,100
64	64-10-18-151-008.000-004	R	Porter Hospital Llc	272,300	272,300	-	272,300
64	64-10-18-151-010.000-004	R	PGO LLC	-	-	-	-
64	64-10-18-151-011.000-004	R	PGO LLC	611,200	611,200	-	611,200
64	64-10-18-151-012.000-004	R	PGO LLC	6,224,100	6,224,100	3,946,306	2,277,794
64	64-10-18-151-810.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-18-151-889.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-228-001.000-004	R	Appletree Ventures	673,700	673,700	-	673,700
64	64-10-19-228-002.000-004	R	AM Stabilizers Corporation	4,029,200	4,029,200	-	4,029,200
64	64-10-19-262-001.000-004	R	Compass Pointe Limited Partnership	8,861,500	8,861,500	6,442,133	2,419,367
64	64-10-19-262-003.000-004	R	Windridge Village Limited Partnership	3,576,600	3,576,600	281,137	3,295,463
64	64-10-19-262-004.000-004	R	Compass Pointe II Limited Partnership	8,545,300	8,545,300	6,549,355	1,995,945
64	64-10-19-276-001.000-004	R	Valpo Properties	160,900	160,900	-	160,900
64	64-10-19-276-002.000-004	R	Spelde Edward C & Susan K/H&W	160,900	160,900	-	160,900
64	64-10-19-276-003.000-004	R	Horvath Properties LLC	123,400	123,400	-	123,400
64	64-10-19-276-004.000-004	R	Henderlong Holdings LLC	160,900	160,900	-	160,900
64	64-10-19-276-005.000-004	R	Aunt Marthas Old-Fashioned Llc	160,900	160,900	-	160,900
64	64-10-19-276-006.000-004	R	Larry Allen Properties LLC	160,900	160,900	-	160,900
64	64-10-19-276-007.000-004	R	Roshanku LLC	59,000	59,000	7,907	51,093
64	64-10-19-276-008.000-004	R	Roshanku LLC	59,000	59,000	7,906	51,094
64	64-10-19-276-009.000-004	R	Roshanku LLC	59,000	59,000	7,906	51,094
64	64-10-19-276-010.000-004	R	Roshanku LLC	59,000	59,000	7,906	51,094
64	64-10-19-276-011.000-004	R	Roshanku LLC	59,000	59,000	7,906	51,094
64	64-10-19-276-012.000-004	R	Roshanku LLC	79,600	79,600	8,489	71,111
64	64-10-19-277-001.000-004	R	2501 Beech Street Inc	496,100	496,100	-	496,100
64	64-10-19-277-002.000-004	R	Envirotest Systems Corp	540,200	540,200	-	540,200
64	64-10-19-277-003.000-004	R	Envirotest Systems Corp	55,100	55,100	-	55,100
64	64-10-19-277-004.000-004	R	Dickey Nancy A	357,200	357,200	-	357,200
64	64-10-19-277-005.000-004	R	JMS RET LLC	259,200	259,200	-	259,200
64	64-10-19-277-006.000-004	R	Snemis Commercial Realestate	697,200	697,200	-	697,200
64	64-10-19-277-007.000-004	R	Stump Mauri	762,600	762,600	-	762,600
64	64-10-19-278-001.000-004	R	Beech Center Llc	142,600	142,600	-	142,600
64	64-10-19-278-002.000-004	R	Beech Center Llc	142,600	142,600	-	142,600
64	64-10-19-278-003.000-004	R	Milroy Thomas J & Grace T/H&W	142,600	142,600	-	142,600
64	64-10-19-278-004.000-004	R	2502 Beech Street Suite 40 LLC	142,600	142,600	-	142,600
64	64-10-19-278-005.000-004	R	PauJoe Holdings LLC	142,600	142,600	-	142,600
64	64-10-19-278-006.000-004	R	Porter County Cancer Society Inc	142,600	-	-	-
64	64-10-19-278-007.000-004	R	Laczynski Todd L	142,600	142,600	-	142,600

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2016 Pay 2017)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-278-008.000-004	R	Runnion & Zatlun Properties LLC	142,600	142,600	-	142,600
64	64-10-19-278-011.000-004	R	Beech Street Llc	17,300	17,300	-	17,300
64	64-10-19-278-012.000-004	R	The Fairway Group LLC	253,900	253,900	-	253,900
64	64-10-19-279-001.000-004	R	Golden Real Estate	1,166,400	1,166,400	-	1,166,400
64	64-10-19-279-002.000-004	R	Carters Property Management Llc	575,800	575,800	-	575,800
64	64-10-19-279-003.000-004	R	Three Brothers Enterprises Limited Liabi	720,400	720,400	-	720,400
64	64-10-19-279-004.000-004	R	G A LLC	334,600	334,600	-	334,600
64	64-10-19-279-005.000-004	R	SAV LLC	537,000	537,000	-	537,000
64	64-10-19-279-006.000-004	R	Lmm Corp	1,051,700	1,051,700	70,649	981,051
64	64-10-19-279-008.000-004	R	Lifestyle Properties	371,300	371,300	-	371,300
64	64-10-19-279-009.000-004	R	LMM Corp	554,800	554,800	-	554,800
64	64-10-19-279-012.000-004	R	Fourstone Properties	1,798,000	1,798,000	-	1,798,000
64	64-10-19-280-001.000-004	R	Rcs & L Properties Llc	225,900	225,900	-	225,900
64	64-10-19-280-002.000-004	R	MGD Holdings LLC	225,900	225,900	-	225,900
64	64-10-19-280-003.000-004	R	Schneider Robert R & Debra Farrar-/H&W	231,900	231,900	-	231,900
64	64-10-19-280-004.000-004	R	R & C Ventures Llc	231,900	231,900	-	231,900
64	64-10-19-280-005.000-004	R	Totus Tuus LLC	237,000	237,000	-	237,000
64	64-10-19-280-006.000-004	R	Appel David C 1/2 & Patterson Roy &Elain	237,000	237,000	-	237,000
64	64-10-19-282-006.000-004	R	Elaiyan Saeed	109,200	109,200	109,200	-
64	64-10-19-283-006.000-004	R	Lisitsas James	2,300	2,300	2,300	-
64	64-10-19-283-014.000-004	R	Huber Rodric & Mary/H&W	105,900	27,105	27,105	-
64	64-10-19-284-009.000-004	R	Seeley Nancy E	99,500	32,425	32,425	-
64	64-10-19-284-011.000-004	R	Wheeler Richard A	108,800	38,470	38,470	-
64	64-10-19-284-014.000-004	R	Wszolek Robert	172,000	79,550	79,550	-
64	64-10-19-285-002.000-004	R	Bell Realty LLC	1,272,000	1,272,000	-	1,272,000
64	64-10-19-285-003.000-004	R	City of Valparaiso Indiana	41,200	41,200	-	41,200
64	64-10-19-301-023.000-004	R	Valparaiso City Of	-	-	-	-
64	64-10-19-302-006.000-004	R	The Lutheran University Assoc	167,400	-	-	-
64	64-10-19-302-007.000-004	R	Porter Hospital Llc	-	-	-	-
64	64-10-19-302-010.000-004	R	Engstrom Gregory Trustee of Agreement	182,500	182,500	-	182,500
64	64-10-19-302-011.000-004	R	Valparaiso City Of	-	-	-	-
64	64-10-19-302-027.000-004	R	Lutheran University Association Inc	1,164,200	-	-	-
64	64-10-19-302-028.000-004	R	Porter Hospital Llc	23,300	23,300	-	23,300
64	64-10-19-303-001.000-004	R	Horizon Bank	837,200	837,200	-	837,200
64	64-10-19-303-007.000-004	R	La Porter Federal Credit Union	870,800	870,800	-	870,800
64	64-10-19-303-008.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-303-009.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-303-010.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-303-011.000-004	R	Baum James E	283,800	283,800	-	283,800
64	64-10-19-303-013.000-004	R	Eastgate Investments II LLC	5,266,500	1,972,690	35,970	1,936,720
64	64-10-19-303-014.000-004	R	Eastgate Investments I Llc	8,632,300	6,199,360	224,595	5,974,765
64	64-10-19-304-001.000-004	R	The Lutheran University Association Inc	46,800	-	-	-
64	64-10-19-304-002.000-004	R	University Promenade LLC	4,896,600	4,896,600	650,171	4,246,429
64	64-10-19-304-003.000-004	R	University Promenade LLC	4,605,700	4,605,700	7,805	4,597,895
64	64-10-19-304-004.000-004	R	University Promenade LLC	214,400	214,400	-	214,400
64	64-10-19-304-881.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-329-010.000-004	R	Stoney Meadows Apartments Llc	722,400	722,400	65,698	656,702
64	64-10-19-329-011.000-004	R	Stoney Meadows Apartments Llc	356,100	356,100	49,536	306,564
64	64-10-19-329-012.000-004	R	Gupta Arjun K & Indrani/H&W	11,200	11,200	-	11,200
64	64-10-19-329-013.000-004	R	Gupta Arjun K & Indrani/H&W	11,200	11,200	-	11,200
64	64-10-19-329-014.000-004	R	Gupta Arjun K & Indrani/H&W	11,300	11,300	-	11,300
64	64-10-19-329-015.000-004	R	Gupta Arjun K & Indrani/H&W	11,300	11,300	-	11,300
64	64-10-19-329-016.000-004	R	Gupta Arjun K & Indrani/H&W	11,300	11,300	-	11,300
64	64-10-19-329-017.000-004	R	Gupta Arjun K & Indrani/H&W	18,100	18,100	-	18,100
64	64-10-19-331-001.000-004	R	Church Roman Catholiccatholic Diocese Of	209,500	-	-	-
64	64-10-19-331-002.000-004	R	Zikkos Joint Living Trust	284,200	284,200	-	284,200
64	64-10-19-351-003.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-351-004.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-351-005.000-004	R	University Promenade LLC	-	-	-	-
64	64-10-19-351-006.000-004	R	Patheja Realty Llc	320,400	320,400	260	320,140
64	64-10-19-351-007.000-004	R	Church Bishop Of Diocese Of Gary	355,400	-	-	-
64	64-10-19-351-008.000-004	R	Eastgate Investments II LLC	3,733,100	1,998,400	22,516	1,975,884
64	64-10-19-376-001.000-004	R	Church Bishop Of The Diocese Of Gary Stu	606,900	-	-	-
64	64-10-19-376-002.000-004	R	Gatlin Revocable Trust	118,300	118,300	-	118,300
64	64-10-19-376-003.000-004	R	Good Mark A & Deborah A/H&W	241,700	241,700	-	241,700
64	64-10-19-376-004.000-004	R	1605 LaPorte LLC	254,900	254,900	-	254,900
64	64-10-19-376-005.000-004	R	Karras Gus & Paula/H&W1/2 & Tripolis li	228,900	228,900	-	228,900
64	64-10-19-376-006.000-004	R	Family Express Corporation	167,600	167,600	-	167,600
64	64-10-19-376-007.000-004	R	Life Bridge Christian Church of Valpo In	373,100	-	-	-
64	64-10-19-376-008.000-004	R	DACVAC LLC	425,200	425,200	-	425,200

CITY OF VALPARAISO  
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Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2017  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2016 Pay 2017)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-376-012.000-004	R	The Lutheran University Association Inc	11,000	11,000	-	11,000
64	64-10-19-376-013.000-004	R	The Lutheran University Association Inc	326,000	326,000	-	326,000
64	64-10-19-376-014.000-004	R	1605 LaPorte LLC	-	-	-	-
64	64-10-19-376-881.000-004	R	1605 LaPorte LLC	-	-	-	-
64	64-10-19-401-011.000-004	R	Monroe James C & Rosalie A	122,200	47,565	47,565	-
64	64-10-19-401-018.000-004	R	G & J Properties LLC	958,700	958,700	-	958,700
64	64-10-19-401-036.000-004	R	Das & Das LLC	-	-	-	-
64	64-10-19-401-037.000-004	R	Johnson Stephen R	330,600	330,600	-	330,600
64	64-10-19-401-039.000-004	R	Das & Das LLC	798,600	798,600	-	798,600
64	64-10-19-401-838.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-403-007.000-004	R	Redmond John C	379,900	376,900	-	376,900
64	64-10-19-403-008.000-004	R	Egp Llc	2,294,700	2,294,700	-	2,294,700
64	64-10-19-426-001.000-004	R	Sc Legend Llc	5,883,800	5,883,800	1,866	5,881,934
64	64-10-19-428-018.000-004	R	Rini Realty Company	187,100	187,100	-	187,100
64	64-10-19-428-023.000-004	R	Nabhan Ronald K	814,400	814,400	-	814,400
64	64-10-19-428-026.000-004	R	Centier Bank	708,900	708,900	-	708,900
64	64-10-19-428-029.000-004	R	Rini Realty Company	190,400	190,400	-	190,400
64	64-10-19-428-030.000-004	R	Rini Realty Company	1,949,500	1,949,500	-	1,949,500
64	64-10-19-428-827.000-004	R	Valparaiso City of Board of Public Wor	-	-	-	-
64	64-10-19-429-001.000-004	R	V 2-49 Llc	732,400	732,400	-	732,400
64	64-10-19-429-002.000-004	R	Market Place Valparaiso Llc	4,129,300	4,129,300	-	4,129,300
64	64-10-19-429-003.000-004	R	Pappas Patty 1/6 & McCullen Evelyn B Rev	628,300	628,300	-	628,300
64	64-10-19-429-004.000-004	R	Athanasopoulos Betty 1/4 & Marinakis Con	828,700	828,700	-	828,700
64	64-10-19-429-005.000-004	R	Valparaiso li Llc	1,956,400	1,956,400	-	1,956,400
64	64-10-19-453-001.000-004	R	V 2-49 Llc	2,004,500	2,004,500	-	2,004,500
64	64-10-19-476-001.000-004	R	Target Corporation T-1286 Attn :Tax Dept	7,220,600	7,220,600	-	7,220,600
64	64-10-19-476-002.000-004	R	HD Development Of Maryland	7,520,900	7,520,900	-	7,520,900
64	64-10-19-476-003.000-004	R	Target Corporation Attn: Prop Tax Dept	43,200	43,200	-	43,200
64	64-10-19-476-004.000-004	R	Wispo Llc	3,075,100	3,075,100	-	3,075,100
64	64-10-19-476-005.000-004	R	Schumacher Interests Inc	915,100	915,100	-	915,100
64	64-10-19-477-001.000-004	R	Kohls Indiana L P	6,096,300	6,096,300	-	6,096,300
64	64-10-19-477-002.000-004	R	L & P Investments LLC	1,165,100	1,165,100	-	1,165,100
64	64-10-20-102-017.000-029	R	Gratz Aylesworth Trust	223,000	223,000	107,771	115,229
64	64-10-20-102-018.000-029	R	Crown Engineeringholdings	213,900	213,900	91,049	122,851
64	64-10-20-102-019.000-029	R	Baumann Anton J	169,300	169,300	80,938	88,362
64	64-10-20-102-020.000-029	R	Blaney Kenneth P Sr	244,500	244,500	87,290	157,210
64	64-10-20-102-021.000-029	R	Satterlee Nancy	183,600	183,600	117,889	65,711
64	64-10-20-102-022.000-029	R	Caring Place Inc The	266,300	-	-	-
64	64-10-20-102-023.000-029	R	Gtwarehouse Llc %Richden Company	953,500	953,500	93,222	860,278
64	64-10-20-103-001.000-029	R	R & S Valpo Properties LLC	247,100	247,100	101,859	145,241
64	64-10-20-103-002.000-029	R	Lifestyle Properties Llc	300,000	300,000	132,881	167,119
64	64-10-20-103-003.000-029	R	Hinterman Richard M Revoc Living Trust	197,500	197,500	62,050	135,450
64	64-10-20-103-004.000-029	R	Magnatrust Llc	328,600	328,600	19,291	309,309
64	64-10-20-103-005.000-029	R	Klemz Douglas	295,700	295,700	19,819	275,881
64	64-10-20-103-006.000-029	R	Magnatrust Llc	109,500	109,500	17,020	92,480
64	64-10-20-103-007.000-029	R	Magnatrust Llc	128,000	128,000	17,145	110,855
64	64-10-20-127-004.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-127-005.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-176-001.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-202-002.000-029	R	Vansland2 LLC	105,700	105,700	96,131	9,569
64	64-10-20-203-001.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-203-002.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-203-003.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-251-002.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-251-003.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-251-004.000-029	R	J C Penny Properties Inc	8,459,900	8,459,900	7,242,611	1,217,289
64	64-10-20-251-005.000-029	R	Porter's Vale Shopping Center LLC	264,600	264,600	262,203	2,397
64	64-10-20-251-006.000-029	R	Porter's Vale Shopping Center LLC	4,052,000	4,052,000	3,388,055	663,945
64	64-10-20-251-007.000-029	R	Porter's Vale Shopping Center LLC	4,100	4,100	3,280	820
64	64-10-20-252-001.000-029	R	Porter's Vale Shopping Center LLC	20,143,900	20,143,900	16,201,392	3,942,508
64	64-10-20-252-002.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-252-003.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-301-001.000-029	R	Family Express Corp %1ST American Mgt	9,600	9,600	4,377	5,223
64	64-10-20-301-002.000-029	R	Kuder Dale & Susan R/H&W	292,300	292,300	7,321	284,979
64	64-10-20-301-003.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-20-301-004.000-029	R	Shree JI Properties LLC	1,475,400	1,475,400	882,356	593,044
64	64-10-20-302-001.000-029	R	Family Express Corp	898,600	898,600	353,277	545,323
64	64-10-20-302-002.000-029	R	First National Bank	697,500	697,500	20,608	676,892
64	64-10-20-302-003.000-029	R	Valert Properties LLC	1,107,800	1,107,800	37,180	1,070,620
64	64-10-20-303-001.000-029	R	Aldi (Indiana) Lp	1,312,400	1,312,400	116,098	1,196,302

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

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Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2016 Pay 2017)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-20-303-002.000-029	R	Inland Valparaiso Walk LLC	11,252,900	11,252,900	1,195,198	10,057,702
64	64-10-20-326-001.000-029	R	Porter's Vale Shopping Center LLC	2,600	2,600	2,363	237
64	64-10-20-326-002.000-029	R	Porter's Vale Shopping Center LLC	2,500	2,500	2,278	222
64	64-10-20-351-004.000-029	R	Menard Inc	11,283,300	11,283,300	325,154	10,958,146
64	64-10-20-401-001.000-029	R	Meijer Stores Limited Partnership	3,800	3,800	3,454	346
64	64-10-20-402-001.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-403-001.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-403-002.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-403-003.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-403-004.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-403-005.000-029	R	Church Evangelical Free Church Of Washin	2,046,900	-	-	-
64	64-10-20-403-006.000-029	R	Church Evangelical Free Of Washington To	184,300	-	-	-
64	64-10-20-426-001.000-029	R	Evangelical Free Church Of Washington Tw	631,200	-	-	-
64	64-10-20-426-003.000-029	R	Porters Vale Shopping Center LLC	2,100	2,100	1,913	187
64	64-10-29-101-001.000-029	R	Regional Federal Credit Union	774,400	774,400	11,345	763,055
64	64-10-29-101-002.000-029	R	Regional Federal Credit Union	1,600	1,600	767	833
64	64-10-29-101-003.000-029	R	Boilermaker Center LLC	1,152,500	1,152,500	38,796	1,113,704
64	64-10-29-101-004.000-029	R	Sound Executive Center LLC	705,200	705,200	64,106	641,094
64	64-10-29-101-005.000-029	R	Hain Dennis C Trust1/2 & Judith A Trust	2,900	2,900	656	2,244
64	64-10-29-102-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-102-002.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-002.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-003.000-029	R	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-126-004.000-029	R	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-127-001.000-029	R	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-127-002.000-029	R	East Valparaiso Llc	2,875,400	2,875,400	20,957	2,854,443
64	64-10-29-127-003.000-029	R	St Mary Medical Center Inc	166,500	166,500	5,624	160,876
64	64-10-29-127-004.000-029	R	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-128-002.000-029	R	Bulk Transport Corporation	5,300	5,300	1,228	4,072
64	64-10-29-128-003.000-029	R	Midwest Property Enterprises LLC	1,042,300	1,042,300	11,086	1,031,214
64	64-10-29-128-004.000-029	R	Vogt Robert A	2,600	2,600	26	2,574
64	64-10-29-151-001.000-029	R	Valparaiso Development Llc	32,000	32,000	857	31,143
64	64-10-29-152-001.000-029	R	Saima Lakhani Buildings & Properties Llc	747,800	744,800	11,837	732,963
64	64-10-29-152-002.000-029	R	Belden LLC	233,000	233,000	8,043	224,957
64	64-10-29-152-003.000-029	R	Wall Street Investments LLC	1,026,900	803,900	20,274	783,626
64	64-10-29-152-004.000-029	R	Prabhudas LLC	329,100	329,100	6,986	322,114
64	64-10-29-152-005.000-029	R	Farm Credit Services of Mid America FLCA	464,000	464,000	5,558	458,442
64	64-10-29-152-008.000-029	R	Northern Ind Public Service Co	158,400	158,400	5,723	152,677
64	64-10-29-152-009.000-029	R	Lake County Trust 6086	2,722,300	2,722,300	14,920	2,707,380
64	64-10-29-152-010.000-029	R	Lake County Trust 6086	92,600	92,600	536	92,064
64	64-10-29-152-011.000-029	R	Brown Inc	2,728,600	2,728,600	210,159	2,518,441
64	64-10-29-152-012.000-029	R	Eastport Centre Association Inc	6,900	6,900	11	6,889
64	64-10-29-153-001.000-029	R	Barr Touch Holdings LLC	54,000	54,000	753	53,247
64	64-10-29-153-002.000-029	R	Ent Building Llc	573,500	573,500	13,921	559,579
64	64-10-29-153-003.000-029	R	Barr Touch Holdings LLC	2,292,600	1,962,638	815,195	1,147,443
64	64-10-29-176-001.000-029	R	RTS Development LLC	1,065,400	1,065,400	27,927	1,037,473
64	64-10-29-176-002.000-029	R	Mislenkov Enterprises Llc	1,483,500	1,483,500	493,145	990,355
64	64-10-29-177-001.000-029	R	United Way Of Portercounty Inc	178,300	-	-	-
64	64-10-29-177-002.000-029	R	United Way Of Porter County Indiana Inc	771,300	-	-	-
64	64-10-29-177-003.000-029	R	Harkia Properties LLC	1,428,300	1,262,120	8,223	1,253,897
64	64-10-29-177-004.000-029	R	Eastport Centre Association Inc	2,000	2,000	66	1,934
64	64-10-29-177-005.000-029	R	H-S Venture Llc	318,800	318,800	174,069	144,731
64	64-10-29-177-006.000-029	R	Marshall Family Real Estate Revocable Tr	354,900	354,900	8,500	346,400
64	64-10-29-177-008.000-029	R	5-K Run Llc	1,213,100	1,213,100	818,619	394,481
64	64-10-29-177-009.000-029	R	Laborers International Union of North Am	-	-	-	-
64	64-10-29-177-010.000-029	R	Laborers International Union of North Am	-	-	-	-
64	64-10-29-177-011.000-029	R	Laborers International Union of North Am	1,277,500	1,277,500	4,615	1,272,885
64	64-10-29-201-001.000-029	R	Chester Inc	1,672,600	1,672,600	36,748	1,635,852
64	64-10-29-201-002.000-029	R	Chester Inc	396,300	396,300	2,508	393,792
64	64-10-29-202-001.000-029	R	McAfee Animal Hospital LLC	808,300	808,300	21,608	786,692
64	64-10-29-202-002.000-029	R	FLS Properties LLC	510,300	202,725	922	201,803
64	64-10-29-203-001.000-029	R	J and N Realty LLC	4,900	4,900	2,459	2,441
64	64-10-29-203-002.000-029	R	J & N Realty LLC	880,500	766,760	11,791	754,969
64	64-10-29-203-003.000-029	R	Casa Loco Llc	725,800	725,800	7,047	718,753
64	64-10-29-203-004.000-029	R	Valparaiso Redevelopment Commission	72,000	-	-	-
64	64-10-29-220-001.000-029	R	Valparaiso Redevelopment Commission	3,600	-	-	-
64	64-10-29-220-002.000-029	R	Valparaiso Redevelopment Commission	3,600	-	-	-
64	64-10-29-220-003.000-029	R	Valparaiso Redevelopment Commission	3,600	-	-	-
64	64-10-29-220-004.000-029	R	Valparaiso Redevelopment Commission	3,600	-	-	-

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List of All Individual Components in Each Allocation Area  
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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-220-005.000-029	R	Valparaiso Redevelopment Commission	3,900	-	-	-
64	64-10-29-220-006.000-029	R	Valparaiso Redevelopment Commission	2,400	-	-	-
64	64-10-29-220-007.000-029	R	Valparaiso Redevelopment Commission	2,500	-	-	-
64	64-10-29-220-008.000-029	R	Valparaiso Redevelopment Commission	4,800	-	-	-
64	64-10-29-220-009.000-029	R	Valparaiso Redevelopment Commission	4,800	-	-	-
64	64-10-29-220-010.000-029	R	Valparaiso Redevelopment Commission	4,300	-	-	-
64	64-10-29-220-011.000-029	R	Valparaiso Redevelopment Commission	10,600	-	-	-
64	64-10-29-220-012.000-029	R	Valparaiso Redevelopment Commission	3,900	-	-	-
64	64-10-29-220-013.000-029	R	Valparaiso Redevelopment Commission	3,900	-	-	-
64	64-10-29-220-014.000-029	R	Valparaiso Redevelopment Commission	3,900	-	-	-
64	64-10-29-220-015.000-029	R	Valparaiso Redevelopment Commission	10,700	-	-	-
64	64-10-29-220-881.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-29-221-001.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-221-002.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-221-003.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-221-004.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-221-801.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-29-221-802.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-29-251-001.000-029	R	Mislenkov Danny	142,600	142,600	1,885	140,715
64	64-10-29-252-001.000-029	R	Casa Loco Llc	66,200	66,200	792	65,408
64	64-10-29-252-002.000-029	R	Scientific Holdings LLC	849,300	849,300	5,261	844,039
64	64-10-29-252-003.000-029	R	Stamina Chemical LLC	822,100	822,100	6,525	815,575
64	64-10-29-252-004.000-029	R	Stamina Chemical LLC	73,900	73,900	707	73,193
64	64-10-29-252-005.000-029	R	Stamina Chemical LLC	79,000	79,000	710	78,290
64	64-10-29-252-008.000-029	R	Redbow 100 Llc	1,474,000	1,474,000	1,474,000	-
64	64-10-29-252-009.000-029	R	Redbow 100 Llc	167,600	167,600	167,600	-
64	64-10-29-252-010.000-029	R	Redbow 100 Llc	2,400	2,400	2,401	-
64	64-10-29-252-011.000-029	R	Redbow 100 Llc	2,400	2,400	2,400	-
64	64-10-29-253-003.000-029	R	Aero Land Management LLC	777,800	777,800	276,558	501,242
64	64-10-29-253-004.000-029	R	Chester Inc	777,800	777,800	276,558	501,242
64	64-10-29-253-005.000-029	R	Chester Inc	243,500	243,500	241,230	2,270
64	64-10-29-301-001.000-029	R	ASAA Holding Company LLC	300,400	300,400	143,119	157,281
64	64-10-30-204-003.000-004	R	BSD Hospitality LLC	2,016,000	2,016,000	-	2,016,000
64	64-10-30-226-001.000-004	R	University Lutheran Associnc Office Vp B	63,300	-	-	-
64	64-10-30-227-001.000-004	R	Northern In Public Ser Co	113,800	113,800	-	113,800
64	64-10-30-227-002.000-004	R	Hain Dennis C Trust1/2 & Judith A Trust	14,900	14,900	-	14,900
64	64-10-30-251-001.000-004	R	Kruger Properties Inc	625,900	625,900	-	625,900
64	64-10-30-251-002.000-004	R	NDRV LLC	-	-	-	-
64	64-10-30-251-003.000-004	R	NDRV LLC	-	-	-	-
64	64-10-30-251-004.000-004	R	Valpo 786 LLC	2,204,200	2,204,200	-	2,204,200
64	64-10-30-252-007.000-004	R	BlueRoad Net Lease LLC	2,049,000	2,049,000	-	2,049,000
64	64-10-30-252-008.000-004	R	Realty Income Properties 27 LLC	562,700	562,700	-	562,700
64	64-10-30-252-009.000-004	R	Gilmol Enterprises L P	20,300	20,300	-	20,300
64	64-10-30-252-010.000-004	R	Valparaiso Realty	4,600	4,600	-	4,600
64	64-10-30-253-001.000-004	R	Wal-Mart Stores Inc Property Tax #0555	225,900	225,900	-	225,900
64	64-10-30-253-002.000-004	R	Gainer Bank	1,019,000	1,019,000	-	1,019,000
64	64-10-30-253-003.000-004	R	Southern Group Llc	636,700	636,700	-	636,700
64	64-10-30-253-005.000-004	R	Wal-Mart Realty Co Prop Tx Dept	445,700	445,700	-	445,700
64	64-10-30-253-006.000-004	R	Wal-Mart Stores Inc Property Tax #0555	549,400	549,400	-	549,400
64	64-10-30-276-001.000-004	R	VU Property Holdings II LLC	2,800	-	-	-
64	64-10-30-276-002.000-004	R	VU Property Holdings II LLC	120,800	-	-	-
64	64-10-30-276-003.000-004	R	VU Property Holdings II LLC	5,700	-	-	-
64	64-10-30-277-001.000-004	R	Luke Land LLC	4,700	4,700	-	4,700
64	64-10-30-277-002.000-004	R	Luke Land LLC	2,166,200	2,166,200	-	2,166,200
64	64-10-30-277-003.000-004	R	77 Valparaiso Llc	2,311,100	2,311,100	-	2,311,100
64	64-10-30-277-004.000-004	R	H400 Llc	2,417,500	2,417,500	-	2,417,500
64	64-10-30-278-001.000-004	R	Valparaiso Development Llc	2,245,600	2,245,600	-	2,245,600
64	64-10-30-401-012.000-004	R	Wal-Mart Real Estate Business Trust Tx	611,600	611,600	-	611,600
64	64-10-30-401-013.000-004	R	Wal-Mart Real Estate Business Trust Tax	9,401,900	9,401,900	-	9,401,900
64	64-10-30-401-014.000-004	R	Wal-Mart Realty Company Prop Tx Dept	8,000	8,000	-	8,000
64	64-10-30-426-001.000-004	R	Murphy Oil USA Inc	749,800	749,800	-	749,800
64	64-10-30-426-002.000-004	R	Tractor Supply Company	2,996,300	2,996,300	-	2,996,300
64	64-10-30-426-003.000-004	R	Wal-Mart Real Estate Business Trust Pr T	93,700	93,700	-	93,700
64	64-10-30-476-003.000-004	R	Pithadia Bharat K & Kanak B/H&W	133,500	133,500	113,951	19,549
64	64-10-30-476-004.000-004	R	Pithadia Bharat K & Kanak B/H&W	51,100	51,100	-	51,100
64	64-10-30-476-005.000-004	R	Swartz Nick D & Peggyj	2,400	2,400	-	2,400
64	64-10-31-200-009.000-004	R	Appletree Ventures LLC	11,383,500	5,061,860	7,015	5,054,845
64	64-10-31-200-010.000-004	R	Valparaiso Redevelopment Commission	4,400	-	-	-
64	64-10-32-301-001.000-029	R	MM Valpo LLC	10,849,000	10,849,000	63,388	10,785,612
64	64-10-32-301-002.000-029	R	Pratt Paper (IN) LLC	13,429,400	728,000	2,499	725,501

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64	64-10-32-400-005.000-029	R	Pratt Paper (IN) LLC	55,600	55,600	-	55,600
64	64-10-32-400-008.000-029	R	Trust No 4 1/2 & Horan Timothy R & Horan	6,700	6,700	-	6,700
64	64-29-015373886-029	P	Jet Corr Inc	14,165,790	14,165,790	-	14,165,790
<b>Grand Totals:</b>				<b>\$ 494,900,490</b>	<b>\$ 433,399,936</b>	<b>\$ 153,171,833</b>	<b>\$ 280,396,964</b>
Center Township:				\$ 337,297,800	\$ 295,126,363	\$ 115,257,325	\$ 180,037,898
Washington Township:				157,602,690	138,273,573	37,914,508	100,359,066