



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

**Annual Report of the Valparaiso Redevelopment Commission  
For Fiscal Year Ending December 31, 2018**

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

Dated:  
March 14, 2019

Prepared by:

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

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

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## TRANSMITTAL LETTER

March 14, 2019

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, 2018** 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 Stu Summers as the Executive Director of the Commission, Patrick Lyp as the Economic Development Director to the City of Valparaiso or myself.

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

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

**Annual Report of the Valparaiso Redevelopment Commission  
For Fiscal Year Ending December 31, 2018**

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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, 2018 (the “**2018 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.

## **2018 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 appointment as certified by the City’s Clerk-Treasurer and upon taking and subscribing to an oath of office as

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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 2018.

- **Rob Thorgren**
- **Rick Urschel**
- **Trish Sarkisian**
- **Matt Murphy**
- **George Douglas**

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**

### **2018 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
Trish Sarkisian	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. Meeting on December 13, 2018 was held at City Hall temporarily located at 653 Hayes Leonard Road. City Hall is undergoing substantial renovation and expansion at this time and will likely continue until October 2019.

During calendar year 2018, the Commission met on the following dates:

- January 11, 2018
- February 8, 2018
- March 8, 2018
- April 12, 2018
- May 10, 2018
- June 14, 2018
- July 17, 2018
- August 9, 2018
- September 24, 2018
- October 25, 2018
- November 8, 2018
- December 13, 2018

The minutes of the regular and special meetings of the Commission during calendar year 2018 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 [ci.valparaiso.in.us/120/Redevelopment-Commission](http://ci.valparaiso.in.us/120/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 2018 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2018.

<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 2018**

The Office of the Porter County Auditor distributed tax increment to the Commission in Fiscal Year 2018.

<u>Allocation Area</u>	<u>(1<sup>st</sup> Installment) June 12, 2018</u>	<u>(2<sup>nd</sup> Installment) December 13, 2018</u>	<u>Total</u>
<u>Valparaiso ED Area Allocation Area</u>	\$ 3,429,986.60	\$2,968,573.16	\$6,398,559.76

**Source:** FORM 22-TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 12, 2018 and December 13, 2018 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 2018.

### **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, 2018	\$ 315,000.00	\$ 100,700.00	\$ 415,700.00
January 15, 2019	320,000.00	94,400.00	414,400.00
			<b>\$ 830,100.00</b>

#### **As of January 15, 2019**

Outstanding Principal Balance Due:	\$ 4,400,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	6
Remaining Semi-Annual Payments:	12

### **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, 2018	\$ 265,000.00	\$ 84,300.00	\$ 349,300.00
January 15, 2019	270,000.00	79,000.00	349,000.00
			<b>\$ 698,300.00</b>

#### **As of January 15, 2019**

Outstanding Principal Balance Due:	\$ 3,680,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	6
Remaining Semi-Annual Payments:	12

### **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, 2018	\$ 35,000.00	\$ 44,970.00	\$ 79,970.00
January 15, 2019	35,000.00	44,418.75	79,418.75
			<b>\$ 159,388.75</b>

#### **As of January 15, 2019**

Outstanding Principal Balance Due:	\$ 2,290,000.00
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	21
Remaining Semi-Annual Payments:	42



**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, 2018	\$ 165,000.00	\$ 20,475.00	\$ 185,475.00
January 15, 2019	160,000.00	18,000.00	178,000.00
			<b>\$ 363,475.00</b>

**As of January 15, 2019**

Outstanding Principal Balance Due:	\$ 1,040,000.00
Final Maturity Date:	January 15, 2022
Remaining Bond Life (Years):	3
Remaining Semi-Annual Payments:	6

**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, 2018	\$ 105,000.00	\$ 27,125.00	\$ 132,125.00
January 15, 2019	105,000.00	25,550.00	130,550.00
			<b>\$ 262,675.00</b>

**As of January 15, 2019**

Outstanding Principal Balance Due:	\$ 1,395,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	6
Remaining Semi-Annual Payments:	12

**COMMISSION FUND BALANCES FOR 2018**

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, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ 1,500.13	\$ 0.00	\$ 0.00	\$ 1,500.13

**Fund 711 – RDC General Fund**

(January 1, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ 2,402,661.17	\$ 2,274,125.94	\$ 149,831.31	\$ 4,526,955.80

**Fund 712 – RDC Project Fund**

(January 1, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ 2,160,924.18	\$ 12,989.45	\$ 1,461,479.74	\$ 712,433.89

**Fund 713 – RDC Grant Fund**

(January 1, 2018) <u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	(December 31, 2018) <u>Ending Balance</u>
\$ (114,432.02)	\$ 616,333.36	\$ 530,929.52	\$ (29,028.18)

<b>Fund 714 – RDC Debt Reserve</b>			
(January 1, 2018) Beginning Balance	Receipts	Disbursements	(December 31, 2018) Ending Balance
\$ 1,722,275.84	\$ 0.00	\$ 0.00	\$ 1,722,275.84

<b>Fund 715 – RDC Consolidated TIF Area</b>			
(January 1, 2018) Beginning Balance	Receipts	Disbursements	(December 31, 2018) Ending Balance
\$ 7,689,750.45	\$ 7,694,943.88	\$ 7,343,560.15	\$ 8,041,134.18

*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 2018, 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 - **\$ 173,331.82**  
Valparaiso Community Schools – 21<sup>st</sup> Century Education Challenge Grant - **\$ 426,668.18**

### **SUMMARY OF COMMISSION RESOLUTIONS IN 2018**

**Resolution 2-2018-8.5:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION AUTHORIZING THE INVESTMENT OF FUNDS.

**Resolution 2-8-2018:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION AUTHORIZING THE CLERK-TREASURER OF THE CITY OF VALPARAISO TO MAKE TEMPORARY INTERFUND LOANS IN ANTICIPATION OF TAXES TO BE RECEIVED FROM TAX INCREMENT FINANCING.

**Resolution 2018-3:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION CONCERNING THE 2019 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR THE VALPARAISO REDEVELOPMENT COMMISSION ALLOCATION AREA.

**Resolution 18-1:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION APPROVING AN AMENDMENT TO THE DECLARATORY RESOLUTION AND REDEVELOPMENT PLAN FOR THE CONSOLIDATED VALPARAISO REDEVELOPMENT AREA, INCLUDING THE CREATION OF THE CONSOLIDATED VALPARAISO ALLOCATION AREA NO. 2 (VALE VIEW) AND THE ADDITIONAL OF CERTAIN OF CERTAIN ADDITIONAL PROJECTS TO THE REDEVELOPMENT PLAN.

**Resolution 18-2:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION CONFIRMING AN AMENDMENT TO THE DECLARATORY RESOLUTION AND THE REDEVELOPMENT PLAN FOR THE CONSOLIDATED VALPARAISO REDEVELOPMENT AREA, AND APPROVING OTHER MATTERS RELATED THERETO.

**Resolution 18-3:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION APPROVING A FORM OF ECONOMIC DEVELOPMENT AGREEMENT WITH VALUE VIEW, LLC.

**Resolution 18-4:** A RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF CERTAIN ECONOMIC DEVELOPMENT REVENUE BONDS OF THE CITY OF VALPARAISO, INDIANA.

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## **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 2018 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 2018 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: 219-548-4826

Facsimile Number: 219-464-4273

Website Address: [ci.valparaiso.in.us/120/Redevelopment-Commission](http://ci.valparaiso.in.us/120/Redevelopment-Commission)

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2018  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

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	64-10-31-200-009.000-004	R	Appletree Ventures LLC	\$ 12,202,400	\$ 6,958,300	\$ 8,150	\$ 6,950,150
64	64-10-31-200-010.000-004	R	Valparaiso Redevelopment Commission	4,100	-	-	-
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	-	-	-	-
64	64-09-12-351-013.000-004	R	Christ Lutheran Church Valparaiso	8,000	-	-	-
64	64-09-12-351-015.000-004	R	Christ Lutheran Church	198,300	-	-	-
64	64-09-12-351-016.000-004	R	Valparaiso Redevelopment Commission	7,900	-	-	-
64	64-09-12-351-017.000-004	R	Christ Lutheran Church Valparaiso	1,400	-	-	-
64	64-09-12-352-001.000-004	R	Clifford J M & T G Living Trust /W Life	186,900	94,230	94,230	-
64	64-09-12-352-002.000-004	R	City of Valparaiso	157,500	157,500	151,276	6,224
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	609,500	609,500	605,712	3,788
64	64-09-12-426-006.000-004	R	Young Mens Christian Assoc of Valparaiso	1,219,900	-	-	-
64	64-09-12-426-008.000-004	R	Urschel Development Corp	1,864,300	1,864,300	1,844,942	19,358
64	64-09-12-427-001.000-004	R	Young Men's Christian Association of Va	231,800	231,800	228,878	2,922
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	5,963,800	5,963,800	5,963,800	-
64	64-09-12-476-002.000-004	R	Vale Park Development Llc	210,900	210,900	208,242	2,658
64	64-09-12-476-003.000-004	R	Vale Park Development Llc	55,400	55,400	54,706	694
64	64-09-12-476-005.000-004	R	Vake Park Development LLC	1,285,200	1,285,200	1,269,895	15,305
64	64-09-12-476-006.000-004	R	Vale Park Village Apartments LLC	-	-	-	-
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	1,088,200	1,088,200	1,082,743	5,457
64	64-09-12-476-902.000-004	R	Indiana Federal Savings & Loan	14,600	14,600	-	14,600
64	64-09-12-477-001.000-004	R	Vake Park Development LLC	-	-	-	-
64	64-09-12-477-002.000-004	R	Vake Park Development LLC	-	-	-	-
64	64-09-12-477-003.000-004	R	Vake Park Development LLC	-	-	-	-
64	64-09-12-477-004.000-004	R	Vale Park Development LLC	-	-	-	-
64	64-09-13-201-001.000-004	R	Vale Park Psychiatric Services Inc	685,900	-	-	-
64	64-09-13-201-002.000-004	R	Porter-Starke Services Inc	-	-	-	-
64	64-09-13-201-003.000-004	R	Visiting Nurse Association Of Porter Cou	248,300	-	-	-
64	64-09-13-201-004.000-004	R	Visiting Nurse Association Of Porter Cou	1,244,600	-	-	-
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	354,200	-	-	-
64	64-09-13-201-007.000-004	R	Visiting Nurse Association of Porter Cou	459,500	-	-	-
64	64-09-13-201-008.000-004	R	Darts Three LLC	489,900	489,900	486,459	3,441
64	64-09-13-201-009.000-004	R	Hutton James E & Beverly A Charitable Re	704,600	-	-	-
64	64-09-13-201-010.000-004	R	Hutton James E & Beverly A Charitable Re	68,600	-	-	-
64	64-09-13-201-011.000-004	R	Hutton James E & Beverly A Charitable Re	733,700	-	-	-
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	430,800	430,800	430,800	-
64	64-09-13-201-014.000-004	R	HealthLinc Inc	1,217,800	-	-	-
64	64-09-13-202-001.000-004	R	Pablo Realty LLC	686,300	686,300	684,680	1,620
64	64-09-13-202-002.000-004	R	Buck Stephen R & Jill L/H&W	383,800	383,800	383,800	-
64	64-09-13-202-003.000-004	R	Wheeland Mark R & Juliae/H&W	204,700	204,700	175,131	29,569
64	64-09-13-202-004.000-004	R	501 Wall LLC	683,700	683,700	679,599	4,101
64	64-09-13-202-005.000-004	R	Jdj Realty Investments Llc	280,100	280,100	280,100	-
64	64-09-13-202-006.000-004	R	Porter Starke Services INC	932,300	-	-	-
64	64-09-13-203-001.000-004	R	Wiese Kurt A	108,600	108,600	107,862	738
64	64-09-13-203-002.000-004	R	Wiese Kurt A	126,600	126,600	125,745	855
64	64-09-13-203-003.000-004	R	Bejec Louis C Revocable Trust	144,600	144,600	143,627	973
64	64-09-13-203-004.000-004	R	Delumpa Bernadette Anne Trust Agreement	90,500	90,500	89,895	605
64	64-09-13-203-005.000-004	R	Garlapati Sudhakar R & Anuradha R/H&W	99,500	99,500	98,829	671
64	64-09-13-203-006.000-004	R	Garlapati Sudhakar R & Anuradha/H&W	99,500	99,500	98,829	671
64	64-09-13-203-007.000-004	R	Delumpa Rustica C Revocable Living Trust	90,500	90,500	89,895	605
64	64-09-13-203-008.000-004	R	Delumpa Rustica C Revocable Living Trust	81,500	81,500	80,932	568
64	64-09-13-203-009.000-004	R	Vale Park Medical Center	54,400	54,400	10,366	44,034
64	64-09-13-203-010.000-004	R	Vale Park Medical Center	33,900	33,900	-	33,900
64	64-09-13-204-001.000-004	R	VPAH Property LLC	433,700	433,700	430,377	3,323
64	64-09-13-204-003.000-004	R	Pablo Realty LLC	113,100	113,100	111,176	1,924
64	64-09-13-204-004.000-004	R	Porter Starke Services	257,300	-	-	-
64	64-09-13-204-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-13-204-006.000-004	R	Shaffer John	250,700	247,700	245,790	1,910
64	64-09-13-204-007.000-004	R	Home Of Onesiphorus	365,700	-	-	-
64	64-09-13-204-008.000-004	R	2501 Cumberland Llc	674,500	674,500	668,195	6,305
64	64-09-13-204-009.000-004	R	Porter-Starke Services Inc	376,200	-	-	-
64	64-09-13-204-010.000-004	R	Porter Starke Services Of Indiana	442,600	-	-	-
64	64-09-13-204-011.000-004	R	Pablo Realty LLC	286,400	286,400	283,905	2,495
64	64-09-13-204-012.000-004	R	VPAH Property LLC	16,800	16,800	-	16,800

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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-226-001.000-004	R	Fifth Third Bank	1,273,500	1,273,500	1,273,500	-
64	64-09-13-226-004.000-004	R	El-Naggar Family Limited Partnership	965,500	965,500	959,874	5,626
64	64-09-13-226-005.000-004	R	Computer Services C/O Chief Fin Officer	1,501,100	1,501,100	1,493,968	7,132
64	64-09-13-226-006.000-004	R	A&M Building LLC	1,006,500	1,006,500	1,000,770	5,730
64	64-09-13-226-007.000-004	R	Nbd Bank	560,200	560,200	557,793	2,407
64	64-09-13-226-009.000-004	R	UHV LLC	-	-	-	-
64	64-09-13-226-010.000-004	R	UHV LLC	-	-	-	-
64	64-09-13-226-011.000-004	R	Family Express Corporation	-	-	-	-
64	64-09-13-226-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-227-001.000-004	R	Zeitler Michael R	101,000	101,000	100,567	433
64	64-09-13-227-002.000-004	R	Michael Drone DDS LLC	101,000	101,000	100,567	433
64	64-09-13-227-003.000-004	R	Michael Drone DDS LLC	101,900	101,900	101,476	424
64	64-09-13-227-004.000-004	R	Schechner Loretta Revocable Trust	101,000	101,000	100,567	433
64	64-09-13-228-002.000-004	R	Midas Properties Inc Attn: Real Est Tax	147,400	147,400	146,760	640
64	64-09-13-228-003.000-004	R	Hitz Larry D	43,500	43,500	-	43,500
64	64-09-13-228-006.000-004	R	Brown James M Trust 1/2 & Josephine H Tr	394,900	394,900	393,163	1,737
64	64-09-13-228-007.000-004	R	Carlisle Real Estate	378,500	378,500	376,931	1,569
64	64-09-13-228-008.000-004	R	Family Express Corporation	155,900	155,900	133,412	22,488
64	64-09-13-228-010.000-004	R	Pathfinder Group Property Management LLC	214,300	214,300	183,384	30,916
64	64-09-13-228-011.000-004	R	Pathfinder Group Property Management LLC	168,300	168,300	167,584	716
64	64-09-13-228-012.000-004	R	Pathfinder Group Property Management LLC	22,900	22,900	-	22,900
64	64-09-13-228-013.000-004	R	Family Express Corporation	14,100	14,100	-	14,100
64	64-09-13-228-015.000-004	R	CEHOG I LLC	341,700	341,700	341,700	-
64	64-09-13-228-016.000-004	R	CPC Holdings LLC	515,900	515,900	515,900	-
64	64-09-13-228-017.000-004	R	Hitz Larry D	502,200	502,200	502,200	-
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	823,600	823,600	823,600	-
64	64-09-13-229-002.000-004	R	UHV LLC	848,500	848,500	848,500	-
64	64-09-13-276-001.000-004	R	First Partners	651,600	651,600	647,628	3,972
64	64-09-13-276-004.000-004	R	McColly Ronald F	632,900	632,900	632,900	-
64	64-09-13-276-005.000-004	R	Bakery Building LLC	276,900	276,900	275,641	1,259
64	64-09-13-278-001.000-004	R	Emro Marketing Company	234,400	234,400	200,592	33,808
64	64-09-13-278-002.000-004	R	CPC Holdings LLC	166,700	166,700	142,656	24,044
64	64-09-13-278-003.000-004	R	Desert Streams Llc	533,900	533,900	531,440	2,460
64	64-09-13-278-004.000-004	R	P & A LLC	403,900	403,900	403,900	-
64	64-09-13-278-005.000-004	R	New Creation Business Advocates Inc	340,800	-	-	-
64	64-09-13-278-007.000-004	R	R&H LLC	237,100	237,100	235,018	2,082
64	64-09-13-278-009.000-004	R	CPC Holdings LLC	-	-	-	-
64	64-09-13-278-011.000-004	R	CPC Holdings LLC	-	-	-	-
64	64-09-13-278-012.000-004	R	CPC Holdings LLC	141,400	141,400	121,042	20,358
64	64-09-13-278-013.000-004	R	CPC Holdings LLC	175,500	175,500	150,184	25,316
64	64-09-13-278-014.000-004	R	Gupta Indrani Revoc Trust	227,100	227,100	194,342	32,758
64	64-09-13-278-015.000-004	R	Gupta Indrani Revocable Trust	449,500	449,500	449,500	-
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	64-09-13-278-019.000-004	R	B & H Real Estate LLC	987,900	987,900	898,176	89,724
64	64-09-13-278-020.000-004	R	CPC Holdings LLC	202,100	202,100	167,331	34,769
64	64-09-13-278-021.000-004	R	CPC Holdings LLC	134,500	134,500	134,137	363
64	64-09-13-278-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-278-888.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-13-279-001.000-004	R	Behrend Management LLC	245,500	245,500	210,086	35,414
64	64-09-13-279-002.000-004	R	Behrend Management LLC	251,500	251,500	215,220	36,280
64	64-09-13-279-003.000-004	R	Behrend Management LLC	251,500	251,500	215,220	36,280
64	64-09-13-279-004.000-004	R	Behrend Management LLC	246,400	246,400	245,324	1,076
64	64-09-13-279-005.000-004	R	Behrend Management LLC	255,700	255,700	254,571	1,129
64	64-09-13-279-006.000-004	R	Behrend Management LLC	254,600	254,600	253,492	1,108
64	64-09-13-280-001.000-004	R	Franchise Realty Corp %Rest Mgmt Corp #1	260,300	260,300	239,712	20,588
64	64-09-13-280-002.000-004	R	Ratnayake Tikiri & Angela/H&W	255,400	255,400	218,558	36,842
64	64-09-13-280-003.000-004	R	Vet Properties LLC	194,200	194,200	166,187	28,013
64	64-09-13-280-004.000-004	R	Connors Gary H	167,200	167,200	143,082	24,118
64	64-09-13-280-005.000-004	R	Radosevich John M & Davis Judy L/H&W	247,800	247,800	212,055	35,745
64	64-09-13-280-006.000-004	R	McDonald'S Corporation %Rest Mgmt Corp #	85,100	85,100	72,823	12,277
64	64-09-13-280-007.000-004	R	1101 Glendale Boulevard LLC	1,021,900	1,021,900	1,017,098	4,802
64	64-09-13-280-008.000-004	R	Nondorf Gary A	248,700	248,700	212,856	35,844
64	64-09-13-280-009.000-004	R	1101 Glendale Boulevard LLC	1,051,500	1,051,500	1,046,523	4,977
64	64-09-13-280-010.000-004	R	Allen Kenneth J & Niloufar L/H&W	434,600	434,600	434,600	-
64	64-09-13-280-011.000-004	R	Logansport Newspapers Inc	1,120,900	1,120,900	1,115,587	5,313
64	64-09-13-281-001.000-004	R	CPC Holdings LLC	165,900	165,900	142,007	23,893
64	64-09-13-281-002.000-004	R	CPC Holdings LLC	245,300	245,300	245,159	141
64	64-10-07-133-003.000-004	R	Flint Lake Village Commercial Llc	800	800	-	800

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-134-001.000-004	R	Bachert John C	37,200	6,672	6,672	-
64	64-10-07-134-002.000-004	R	Frick Willard E & Virginia E/H&W	200	200	-	200
64	64-10-07-134-003.000-004	R	Weil Patrick D & Patrice S/H&W	204,800	100,870	100,870	-
64	64-10-07-134-004.000-004	R	Anderson Ian Lee & Kathleen L/H&W	241,900	124,985	124,985	-
64	64-10-07-134-005.000-004	R	Lee Melinda S Trust	206,000	104,650	104,650	-
64	64-10-07-134-006.000-004	R	Thoreson Carol A	226,100	114,715	114,715	-
64	64-10-07-134-007.000-004	R	Parker Donna J	213,300	213,300	213,300	-
64	64-10-07-134-008.000-004	R	Lator Monica M	193,100	93,265	93,265	-
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	197,600	96,190	96,190	-
64	64-10-07-175-003.000-004	R	Calhoun Ken & Linda/H&W	176,800	82,670	82,670	-
64	64-10-07-175-004.000-004	R	Keever Erin Bree	200	100	100	-
64	64-10-07-175-005.000-004	R	Forst Barry L & Donna M/H&W	202,500	99,375	99,375	-
64	64-10-07-175-006.000-004	R	Pall Rena Kay Trust	195,600	97,890	97,890	-
64	64-10-07-175-007.000-004	R	Sanders Mark S & Sanders Diane M	209,300	103,795	103,795	-
64	64-10-07-175-008.000-004	R	Monroe Linda K	199,200	100,230	100,230	-
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	1,031,100	1,031,100	1,026,037	5,063
64	64-10-07-177-003.000-004	R	North Hampstead Coffee House LLC	481,200	481,200	475,488	5,712
64	64-10-07-177-024.000-004	R	Saterbak Baron C	171,300	82,095	82,095	-
64	64-10-07-177-025.000-004	R	McCulloch Lawrence D & Laura/H&W	192,100	92,615	92,615	-
64	64-10-07-177-044.000-004	R	Thompson Lana S	171,800	82,420	82,420	-
64	64-10-07-177-045.000-004	R	Parikh Parth & Julianne C/H&W	241,300	238,300	238,300	-
64	64-10-07-177-046.000-004	R	Hile John F Sr & Carolyn L/H&W	157,400	70,060	70,060	-
64	64-10-07-177-047.000-004	R	Krause James & Robin H&W	190,900	91,835	91,835	-
64	64-10-07-177-048.000-004	R	Pham Christine Diep	204,200	100,480	100,480	-
64	64-10-07-180-017.000-004	R	Babcock Melody	147,500	63,625	63,625	-
64	64-10-07-180-018.000-004	R	Severe Richard	145,700	62,455	62,455	-
64	64-10-07-180-019.000-004	R	Bausor Marion L	150,000	65,250	65,250	-
64	64-10-07-180-020.000-004	R	Heckman Russell R & Nancy J F/H&W	141,500	59,725	59,725	-
64	64-10-07-180-038.000-004	R	Lafferty Matthew C & Susan A/H&W	149,800	65,120	65,120	-
64	64-10-07-180-039.000-004	R	Pawlak Connie E	156,700	69,605	69,605	-
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	158,600	158,600	158,600	-
64	64-10-07-180-079.000-004	R	Dahl Jonathan D & Ann Marie /H&W	195,600	94,890	94,890	-
64	64-10-07-180-080.000-004	R	Mullins Sheila M	158,500	70,775	70,775	-
64	64-10-07-180-081.000-004	R	Costas Diane R	165,800	165,800	165,800	-
64	64-10-07-180-082.000-004	R	Modesto Robert L & Julie E/H&W	164,000	74,350	74,350	-
64	64-10-07-180-083.000-004	R	Schramlin Betsy A	161,400	72,660	72,660	-
64	64-10-07-180-084.000-004	R	Fromm Stephan W & Carole J/H&W	175,100	69,085	69,085	-
64	64-10-07-180-085.000-004	R	Chocholek Brian J	159,900	71,685	71,685	-
64	64-10-07-180-086.000-004	R	Parker Donna J	165,900	165,900	165,900	-
64	64-10-07-180-087.000-004	R	Barthold Brian R	188,500	90,275	90,275	-
64	64-10-07-180-088.000-004	R	LaFrance Melody J	175,500	81,825	81,825	-
64	64-10-07-181-002.000-004	R	Gray Gary K & Donna M/H&W	218,900	113,035	113,035	-
64	64-10-07-181-003.000-004	R	Gray Steven J & Deborah A/H&W	37,200	9,672	9,672	-
64	64-10-07-181-004.000-004	R	Johnston Christiana J	224,000	113,350	113,350	-
64	64-10-07-181-005.000-004	R	Troy Trust	238,100	125,515	125,515	-
64	64-10-07-181-006.000-004	R	Bland Leon E & Nancy J/H&W	195,600	97,890	97,890	-
64	64-10-07-182-001.000-004	R	Flint Lake Village Commercial Llc	1,400	1,400	1,400	-
64	64-10-07-182-002.000-004	R	Valpo Development Group Llc	-	-	-	-
64	64-10-07-182-003.000-004	R	Chandana Group Llc	1,802,700	1,802,700	1,802,700	-
64	64-10-07-182-004.000-004	R	Flint Lake Village Commercial Llc	6,100	6,100	6,100	-
64	64-10-07-182-010.000-004	R	Forszt Mark J & Forszt Michael J	377,300	377,300	377,300	-
64	64-10-07-182-011.000-004	R	Valpo Development Group Llc	373,200	373,200	373,200	-
64	64-10-07-182-012.000-004	R	Chandana Group Llc	-	-	-	-
64	64-10-07-182-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-182-882.000-004	R	Chandana Group Llc	-	-	-	-
64	64-10-07-183-005.000-004	R	O'Quinn William & Debra/H&W	127,800	38,340	38,340	-
64	64-10-07-183-006.000-004	R	Eriks Herman	180,600	75,660	75,660	-
64	64-10-07-183-007.000-004	R	Sparks Diane	170,000	78,250	78,250	-
64	64-10-07-183-008.000-004	R	Jevtic Miroslav	138,400	57,710	57,710	-
64	64-10-07-183-009.000-004	R	Sears Rosalie Family Trust	163,600	64,610	64,610	-
64	64-10-07-183-010.000-004	R	Schwartz Ellen G	146,900	63,235	63,235	-
64	64-10-07-183-011.000-004	R	Bogner Teresa	160,000	71,750	71,750	-
64	64-10-07-183-012.000-004	R	Kusmierz Stanley L & Judith M/H&W	113,800	41,720	41,720	-
64	64-10-07-185-001.000-004	R	Guzman Maria G	184,600	87,740	87,740	-
64	64-10-07-185-002.000-004	R	Pflughaupt Matthew P & Pflughaupt Jennif	196,500	98,475	98,475	-
64	64-10-07-185-003.000-004	R	Zahn William	180,800	85,270	85,270	-
64	64-10-07-185-004.000-004	R	King Jeffrey M & Danielle R/H&W	205,000	101,000	101,000	-

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64	64-10-07-185-005.000-004	R	Carpus Joel D & Elizabeth A/H&W	216,200	110,170	106,632	3,538
64	64-10-07-185-006.000-004	R	Burnside Matthew & Mariza/H&W	233,900	119,785	119,785	-
64	64-10-07-185-007.000-004	R	Majchrowicz Kara L	217,300	108,995	108,995	-
64	64-10-07-185-008.000-004	R	Wayne David & Victoria I/H&W	217,400	109,060	109,060	-
64	64-10-07-185-009.000-004	R	Cowsert Nancy L	188,000	89,950	89,950	-
64	64-10-07-185-010.000-004	R	Cram Kevin J & Kathi L/H&W	233,000	119,200	119,200	-
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	163,700	61,675	61,675	-
64	64-10-07-186-003.000-004	R	Porter Harlo W II	167,900	167,900	167,900	-
64	64-10-07-186-004.000-004	R	Scalise Nicholas F	163,200	160,200	160,200	-
64	64-10-07-186-005.000-004	R	Pierce Sheila M	183,200	86,830	86,830	-
64	64-10-07-186-006.000-004	R	Sawa Shellie R	166,700	76,105	76,105	-
64	64-10-07-186-007.000-004	R	Northlake Marketing LLC	166,600	165,600	165,600	-
64	64-10-07-186-008.000-004	R	Borrero Eduardo & Maria L/H&W	163,700	61,675	61,675	-
64	64-10-07-186-009.000-004	R	Gecas Richard F & Alice M/H&W	172,900	80,135	80,135	-
64	64-10-07-186-010.000-004	R	Orta Monica S	181,200	85,530	85,530	-
64	64-10-07-301-011.000-004	R	Pines Village Retirement Communities Inc	10,880,300	-	-	-
64	64-10-07-301-013.000-004	R	Vale Park Development Llc	407,100	407,100	407,100	-
64	64-10-07-301-014.000-004	R	Zheng Brothers LLC	596,300	596,300	596,300	-
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	2,562,000	2,562,000	2,193,516	368,484
64	64-10-07-304-002.000-004	R	Spare Space L L C	500,900	500,900	498,542	2,358
64	64-10-07-304-003.000-004	R	Trust FNB 3611	1,012,500	1,012,500	926,076	86,424
64	64-10-07-304-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-07-305-001.000-004	R	Shoecrew LLC	415,800	415,800	415,800	-
64	64-10-07-305-002.000-004	R	Eleftheri Loucas	296,900	296,900	296,900	-
64	64-10-07-305-003.000-004	R	Patriki LLC	822,900	822,900	822,211	689
64	64-10-07-305-004.000-004	R	MCCG LLC	919,000	919,000	914,627	4,373
64	64-10-07-305-005.000-004	R	Patricia M Revocable Trust 1/2 & Philips	889,100	889,100	884,801	4,299
64	64-10-07-305-006.000-004	R	Philips Community Storage L L C	414,900	414,900	413,019	1,881
64	64-10-07-326-001.000-004	R	Mercantile National Bank Of Indiana	518,800	518,800	518,800	-
64	64-10-07-327-001.000-004	R	The Lutheran University Association Inc	1,310,200	1,310,200	1,303,790	6,410
64	64-10-07-351-002.000-004	R	Vale Park Development Llc	243,000	243,000	243,000	-
64	64-10-07-351-003.000-004	R	Vale Park Development Llc	244,600	244,600	209,319	35,281
64	64-10-07-351-004.000-004	R	Realty Income Corporation Attn:Portfolio	328,500	328,500	326,950	1,550
64	64-10-07-351-006.000-004	R	Vale Park Development LLC	758,200	758,200	754,642	3,558
64	64-10-07-351-008.000-004	R	Vale Park Development Llc	3,055,500	3,055,500	3,039,603	15,897
64	64-10-07-351-010.000-004	R	Peoples Bank SB	706,500	706,500	703,198	3,302
64	64-10-07-351-901.000-004	R	Maisel E N & Associates Prop Tx Comp Dep	64,000	64,000	54,766	9,234
64	64-10-07-352-001.000-004	R	Philips Community Storage LLC	252,000	252,000	250,848	1,152
64	64-10-07-352-004.000-004	R	Blythe Richard H & Iola M	1,088,400	1,088,400	1,083,124	5,276
64	64-10-07-352-007.000-004	R	First Natl Bank Valpo	339,100	339,100	339,100	-
64	64-10-07-352-009.000-004	R	Indiana Holdings Real Estate LLC	225,800	225,800	193,226	32,574
64	64-10-07-352-027.000-004	R	Spare Space L L C	368,200	368,200	366,529	1,671
64	64-10-07-352-028.000-004	R	Indiana Grocery Group LLC	173,500	173,500	171,390	2,110
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	2,342,100	2,342,100	2,342,100	-
64	64-10-07-352-043.000-004	R	Indiana Grocery Group LLC	2,353,200	2,353,200	2,353,200	-
64	64-10-07-352-044.000-004	R	Indiana Grocery Group LLC	67,000	67,000	67,000	-
64	64-10-07-352-045.000-004	R	Indiana Holdings II Real Estate LLC	513,900	513,900	505,511	8,389
64	64-10-07-352-046.000-004	R	First Natl Bank Valpo	-	-	-	-
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	71,400	71,400	71,064	336
64	64-10-07-355-001.000-004	R	Vake Park Development LLC	-	-	-	-
64	64-09-23-407-008.000-004	R	Wiltfang Matthew J	107,400	37,560	37,560	-
64	64-09-23-436-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-451-002.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-452-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-23-476-001.000-004	R	City of Valparaiso Redevelopment Commiss	169,300	169,300	168,955	345
64	64-09-23-476-002.000-004	R	Leeto Llc	43,800	43,800	41,870	1,930
64	64-09-23-476-003.000-004	R	Cain Lenore T & James A/H&W	85,700	85,700	85,700	-
64	64-09-23-476-004.000-004	R	Leeto Llc	126,700	126,700	121,408	5,292
64	64-09-23-476-005.000-004	R	Krueger Paul	116,500	116,500	116,500	-
64	64-09-23-476-006.000-004	R	Weiler Robert L & Maryann	78,100	78,100	78,100	-
64	64-09-23-476-007.000-004	R	City of Valparaiso Redevelopment Commiss	1,015,900	1,015,900	1,011,403	4,497
64	64-09-23-478-005.000-004	R	L & S Metals	224,600	224,600	224,083	517
64	64-09-24-314-001.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-314-002.000-004	R	Lincolnway Office Llc	188,900	188,900	187,510	1,390
64	64-09-24-314-003.000-004	R	Novak George	77,700	22,348	19,448	2,900

CITY OF VALPARAISO  
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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, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-314-004.000-004	R	Courtney Morgan LLC	29,000	29,000	-	29,000
64	64-09-24-314-005.000-004	R	Moraine House Inc	205,200	-	-	-
64	64-09-24-314-006.000-004	R	Tfa Properties Inc	168,100	168,100	162,162	5,938
64	64-09-24-314-007.000-004	R	Courtney Morgan LLC	135,900	135,900	132,200	3,700
64	64-09-24-314-008.000-004	R	Youth Service Bureau of Porter County In	202,000	-	-	-
64	64-09-24-314-009.000-004	R	Youth Service Bureau Of Porter County In	91,200	-	-	-
64	64-09-24-314-010.000-004	R	Youth Service Bureau Of Porter Co	223,600	-	-	-
64	64-09-24-314-011.000-004	R	Smith Ready Mix Inc	439,000	439,000	439,000	-
64	64-09-24-314-012.000-004	R	G & M Property Holdings Llc	292,700	292,700	290,476	2,224
64	64-09-24-314-013.000-004	R	Smith Ready Mix Inc	202,000	202,000	195,487	6,513
64	64-09-24-314-014.000-004	R	Courtney Morgan LLC	330,800	330,800	328,315	2,485
64	64-09-24-314-015.000-004	R	Trust No 120159	245,000	245,000	243,229	1,771
64	64-09-24-315-005.000-004	R	Magiera Michael A & Albers Kristine/H&W	201,900	201,900	200,387	1,513
64	64-09-24-315-006.000-004	R	Addison Investments LLC	209,100	209,100	207,519	1,581
64	64-09-24-315-009.000-004	R	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-010.000-004	R	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-011.000-004	R	Courtney Morgan LLC	934,300	934,300	927,045	7,255
64	64-09-24-315-012.000-004	R	DAM Fine Properties LLC	480,100	480,100	476,047	4,053
64	64-09-24-315-013.000-004	R	DAM Fine Properties LLC	285,300	285,300	283,196	2,104
64	64-09-24-315-014.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-001.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-002.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-003.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-316-006.000-004	R	Merken Building Llc	239,700	236,700	235,109	1,591
64	64-09-24-316-007.000-004	R	Fifth Third Bank	3,141,100	3,141,100	3,119,353	21,747
64	64-09-24-316-801.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-335-001.000-004	R	Porter County Public Library System	-	-	262,758	-
64	64-09-24-335-002.000-004	R	Porter County Public Library System	-	-	-	-
64	64-09-24-335-003.000-004	R	Walsh Robert J & Kimberly P/H&W	163,000	73,700	73,700	-
64	64-09-24-335-004.000-004	R	Bowtie Properties LLC	-	-	-	-
64	64-09-24-335-005.000-004	R	Library Valparaiso Public	-	-	-	-
64	64-09-24-336-001.000-004	R	Jarrett Larry S & Kim Kathleen Marie/H&W	175,700	175,700	175,700	-
64	64-09-24-336-002.000-004	R	Guess Eddie G I & Marsha A/H&W	173,900	173,900	173,900	-
64	64-09-24-336-003.000-004	R	Schiralli Rocco & Brooksine I/H&W	176,400	82,410	82,410	-
64	64-09-24-336-004.000-004	R	Schiralli Rocco & Brooksine I/H&W	3,100	2,015	2,015	-
64	64-09-24-336-005.000-004	R	Koselke Frederick L & Eva B/H&W	163,600	76,925	75,218	1,707
64	64-09-24-336-006.000-004	R	Evans Donald J li & Kathleen V	199,200	97,230	97,230	-
64	64-09-24-336-007.000-004	R	Antolick Sandra	93,300	31,395	31,395	-
64	64-09-24-336-008.000-004	R	Bianco Michael A & Jane E/H&W	195,300	95,150	93,850	1,300
64	64-09-24-336-009.000-004	R	Talking Numbers LLC	211,800	211,800	204,539	7,261
64	64-09-24-336-010.000-004	R	205 Jefferson LLC	169,800	169,800	168,491	1,309
64	64-09-24-336-011.000-004	R	Good Rentals LLC	148,100	148,100	148,100	-
64	64-09-24-337-001.000-004	R	Karras Gus 1/2 & Thana Llc 1/2	254,300	254,300	176,257	78,043
64	64-09-24-337-002.000-004	R	Raynor Thomas J & Randall R/Tc	169,400	169,400	168,195	1,205
64	64-09-24-337-003.000-004	R	Karras Gus 1/2 & Thana Llc 1/2	69,200	69,200	64,908	4,292
64	64-09-24-337-004.000-004	R	Jefferson Financial Center LLC	167,600	167,600	167,600	-
64	64-09-24-339-001.000-004	R	Gainer Bank	177,300	177,300	175,819	1,481
64	64-09-24-339-002.000-004	R	Porter County Public Library System	268,000	268,000	265,961	2,039
64	64-09-24-339-003.000-004	R	Gainer Bank	1,283,200	1,283,200	1,273,843	9,357
64	64-09-24-339-004.000-004	R	E Lucas & Sons LLC	701,600	635,562	635,562	-
64	64-09-24-339-005.000-004	R	Porter Lodge 137 F & Am Of Porter County	537,700	268,900	266,754	2,146
64	64-09-24-339-006.000-004	R	Rivero Carlos & Carol/H&W	309,100	309,100	306,871	2,229
64	64-09-24-339-007.000-004	R	Bertig Buildings Llc	505,400	505,400	501,662	3,738
64	64-09-24-340-001.000-004	R	Handschy Susan & Nelson Anna Maria/Jt	130,700	130,700	130,700	-
64	64-09-24-340-003.000-004	R	Bucher & Sons LLC	240,500	240,500	238,772	1,728
64	64-09-24-340-004.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-340-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-340-006.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-340-007.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-340-008.000-004	R	Christodoulakis Kostas Living Trust	672,400	672,400	666,974	5,426
64	64-09-24-340-009.000-004	R	One D Giri LLC	177,200	177,200	175,921	1,279
64	64-09-24-340-010.000-004	R	Bucher & Sons LLC	400	400	400	-
64	64-09-24-341-001.000-004	R	Viers Personal Trust& Nimitz Thomas A/Tc	210,500	210,500	202,342	8,158
64	64-09-24-341-002.000-004	R	Pollack Phoebe P	167,500	167,500	166,314	1,186
64	64-09-24-341-003.000-004	R	Winter Acquisitions LLC	263,700	263,700	263,700	-
64	64-09-24-341-004.000-004	R	Kuruda Todd A	221,000	111,400	111,400	-
64	64-09-24-341-005.000-004	R	301 Lincolnway LLC	197,900	197,900	196,273	1,627
64	64-09-24-341-006.000-004	R	Robinson Jeremy	218,000	166,604	165,454	1,150
64	64-09-24-341-007.000-004	R	Sky Blue Properties LLC	75,600	75,600	75,084	516
64	64-09-24-343-001.000-004	R	Courtyard Properties Valpo LLC	658,100	658,100	653,215	4,885
64	64-09-24-343-002.000-004	R	55 Properties LLC	220,800	220,800	219,309	1,491



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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-343-004.000-004	R	Bone Carolyn J Trustee Trust #39	166,600	166,600	165,473	1,127
64	64-09-24-343-005.000-004	R	Fitousis Nick D & Eleftheria & Dimitrios	306,200	306,200	304,050	2,150
64	64-09-24-343-006.000-004	R	Steil Valerie G	320,100	320,100	317,768	2,332
64	64-09-24-343-007.000-004	R	E Lucas & Sons LLC	236,900	236,900	235,055	1,845
64	64-09-24-343-008.000-004	R	Yu Tsang Fai & Lee Lai Ching/H&W	236,400	236,400	234,610	1,790
64	64-09-24-343-009.000-004	R	Blosky Renee V & John T/W&H	477,600	477,600	473,974	3,626
64	64-09-24-343-010.000-004	R	Quad Lic	196,600	196,600	195,238	1,362
64	64-09-24-344-002.000-004	R	206 Lincolnway LLC	261,900	261,900	259,919	1,981
64	64-09-24-344-003.000-004	R	Angotti Vincent J & Patti/H&W	258,900	258,900	256,996	1,904
64	64-09-24-344-004.000-004	R	Halstead Richard A & Wendy/H&W	350,200	350,200	350,200	-
64	64-09-24-344-006.000-004	R	Gengo Anthony M	496,900	496,900	492,990	3,910
64	64-09-24-344-007.000-004	R	Berning Patricia	192,500	192,500	191,076	1,424
64	64-09-24-344-008.000-004	R	Fitousis Nick D & Demetrios T/C % Jimmy'	129,400	129,400	128,524	876
64	64-09-24-344-009.000-004	R	Valparaiso Partners LLC	511,800	511,800	511,800	-
64	64-09-24-344-010.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-344-011.000-004	R	212 Lincolnway LLC	111,300	111,300	110,344	956
64	64-09-24-345-001.000-004	R	Jeselskis Colette	307,800	307,800	305,634	2,166
64	64-09-24-345-002.000-004	R	Trust No 4	192,500	192,500	192,500	-
64	64-09-24-345-003.000-004	R	Reid Services LLC	127,600	127,600	126,692	908
64	64-09-24-345-004.000-004	R	Hain Dennis C & Hain Judith A	80,800	80,800	80,184	616
64	64-09-24-345-005.000-004	R	Tezak Investments LLC	428,900	428,900	425,989	2,911
64	64-09-24-345-006.000-004	R	Brandy Dennis D & Phyllis A	162,700	162,700	157,419	5,281
64	64-09-24-345-007.000-004	R	Frank James Thomas Sr Living Trust	202,300	202,300	202,300	-
64	64-09-24-345-008.000-004	R	Jenkins Phillip	124,900	124,900	124,900	-
64	64-09-24-345-009.000-004	R	Trust No 4	241,700	241,700	241,100	600
64	64-09-24-352-001.000-004	R	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-002.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-352-003.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-352-006.000-004	R	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-007.000-004	R	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-008.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-352-604.000-004	R	Commissioners of Porter County	-	-	-	-
64	64-09-24-353-001.000-004	R	Fifth Third Bank	111,600	111,600	110,641	959
64	64-09-24-353-002.000-004	R	Fifth Third Bank	110,800	110,800	109,849	951
64	64-09-24-353-003.000-004	R	B & P Financial Services Llc	135,500	135,500	134,567	933
64	64-09-24-353-004.000-004	R	Karamesines Menelaos C & Kimberly J/H&W	188,800	188,800	187,512	1,288
64	64-09-24-353-005.000-004	R	Uban Thomas W	351,500	351,500	349,122	2,378
64	64-09-24-353-006.000-004	R	Church Grace New Testament Inc	110,100	-	-	-
64	64-09-24-353-007.000-004	R	Church Grace New Testament Inc	369,800	-	-	-
64	64-09-24-353-008.000-004	R	Parker Drive Partnersllc	408,600	408,600	408,600	-
64	64-09-24-354-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-354-002.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-354-003.000-004	R	City of Valparaiso Redevelopment Commiss	62,100	62,100	61,813	287
64	64-09-24-354-004.000-004	R	City of Valparaiso Redevelopment Commiss	25,100	25,100	-	25,100
64	64-09-24-354-005.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-354-006.000-004	R	Tamalunas George T Revocable Trust Agree	212,300	212,300	203,065	9,235
64	64-09-24-354-007.000-004	R	Northern Indiana Publicservice Company	52,800	52,800	52,349	451
64	64-09-24-355-001.000-004	R	Smith Ready Mix Inc	56,000	56,000	55,721	279
64	64-09-24-356-001.000-004	R	Von Tobel Corporation	455,600	455,600	452,385	3,215
64	64-09-24-356-002.000-004	R	Von Tobel Corporation	35,000	35,000	34,718	282
64	64-09-24-357-001.000-004	R	Browns Dairy Inc	229,300	229,300	227,527	1,773
64	64-09-24-357-002.000-004	R	Von Tobel Corporation	97,200	97,200	96,378	822
64	64-09-24-357-003.000-004	R	Von Tobel Corporation	123,800	123,800	122,776	1,024
64	64-09-24-357-004.000-004	R	Von Tobel Corporation	792,400	792,400	786,895	5,505
64	64-09-24-357-005.000-004	R	Von Tobel Corporation	21,400	21,400	-	21,400
64	64-09-24-358-001.000-004	R	City of Valparaiso	97,700	21,775	21,775	-
64	64-09-24-358-002.000-004	R	City of Valparaiso Redevelopment Commiss	92,400	92,400	92,400	-
64	64-09-24-358-003.000-004	R	City of Valparaiso Redevelopment Commiss	102,700	34,505	34,505	-
64	64-09-24-358-004.000-004	R	City of Valparaiso Redevelopment Commiss	170,800	79,505	79,505	-
64	64-09-24-358-005.000-004	R	City of Valparaiso Redevelopment Commiss	102,000	34,050	34,050	-
64	64-09-24-358-006.000-004	R	Bachan Rebecca A	117,300	44,240	43,966	274
64	64-09-24-358-007.000-004	R	City of Valparaiso Redevelopment Commiss	64,700	64,700	64,700	-
64	64-09-24-358-008.000-004	R	City of Valparaiso Redevelopment Commiss	97,700	97,700	97,700	-
64	64-09-24-358-009.000-004	R	Smith Ready Mix Inc	39,200	39,200	37,868	1,332
64	64-09-24-358-010.000-004	R	Smith Ready Mix Inc	91,800	91,800	89,111	2,689
64	64-09-24-358-011.000-004	R	Smith Ready Mix Inc	494,300	491,300	479,314	11,986
64	64-09-24-358-012.000-004	R	Lembke Marilyn J Living Trust	71,400	71,400	71,227	173
64	64-09-24-358-013.000-004	R	Von Tobel Corporation	623,900	623,900	623,530	370
64	64-09-24-358-014.000-004	R	Northern In Public Ser Co	13,600	13,600	-	13,600
64	64-09-24-358-015.000-004	R	Northern In Public Ser Co	309,900	309,900	307,260	2,640
64	64-09-24-376-001.000-004	R	Lawplace LLC	150,800	150,800	149,771	1,029

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2018  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-377-001.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-377-002.000-004	R	Commissioners Porter County	-	-	-	-
64	64-09-24-377-004.000-004	R	Valparaiso Lodge 1357 Of The Loyal Order	311,700	-	-	-
64	64-09-24-377-006.000-004	R	Kalymnos Holdings Group LLC	80,300	80,300	77,771	2,529
64	64-09-24-378-001.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-002.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-003.000-004	R	Davidson Manors Inc	94,400	91,400	90,734	666
64	64-09-24-378-004.000-004	R	Knight Chris & Jennifer R/H&W	120,300	46,855	44,999	1,856
64	64-09-24-378-005.000-004	R	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-006.000-004	R	Atrium Apartments Llc	220,400	220,400	220,400	-
64	64-09-24-378-007.000-004	R	Gingerich Keith A	155,300	155,300	154,129	1,171
64	64-09-24-378-008.000-004	R	Schmitt Karl Robert Bruce & Allison Elai	142,700	61,170	59,270	1,900
64	64-09-24-378-009.000-004	R	Custom Housing Options 2 LLC	179,300	179,300	179,300	-
64	64-09-24-379-001.000-004	R	LJF Investments LLC	23,400	23,400	-	23,400
64	64-09-24-379-003.000-004	R	LJF Investments LLC	329,600	329,600	329,600	-
64	64-09-24-379-004.000-004	R	Azevedo Euclides G 1/2& Ismael Martinez	179,900	179,900	179,900	-
64	64-09-24-379-005.000-004	R	LJF Investments LLC	30,000	30,000	26,189	3,811
64	64-09-24-379-006.000-004	R	Lintner Jane F	104,400	104,400	104,400	-
64	64-09-24-379-007.000-004	R	Lintner Jane F	114,000	42,025	41,525	500
64	64-09-24-379-008.000-004	R	Jankowski David P	122,200	122,200	122,200	-
64	64-09-24-379-009.000-004	R	Bradney Jeffrey Lee & Charlotte Diane	39,700	10,470	10,470	-
64	64-09-24-379-010.000-004	R	Azevedo Euclides G	172,800	172,800	172,800	-
64	64-09-24-379-011.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-379-012.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-379-013.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-380-001.000-004	R	American Legion Post 94 P O Box 268	238,100	-	-	-
64	64-09-24-380-002.000-004	R	GR Investment Property LLC	161,700	161,700	160,568	1,132
64	64-09-24-380-003.000-004	R	Von Tobel Corporation	56,500	56,500	56,014	486
64	64-09-24-380-004.000-004	R	Von Tobel Corporation	65,500	65,500	64,929	571
64	64-09-24-380-005.000-004	R	VonTobel Paul J III & Candace J/H&W	10,000	10,000	-	10,000
64	64-09-24-380-006.000-004	R	Marrell Richard L & Man Ma Sut/H&W	98,400	98,400	98,400	-
64	64-09-24-380-007.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-380-008.000-004	R	Wayne Manor LLC	173,500	173,500	173,500	-
64	64-09-24-380-009.000-004	R	City of Valparaiso	-	-	-	-
64	64-09-24-381-007.000-004	R	Dick Jan M	189,300	189,300	189,300	-
64	64-09-24-381-008.000-004	R	Marrell Dennis R	163,000	77,190	75,790	1,400
64	64-09-24-381-013.000-004	R	Bartholomew C Robert	348,200	348,200	345,651	2,549
64	64-09-24-384-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-385-001.000-004	R	Von Tobel Corporation	113,700	113,700	113,580	120
64	64-09-24-389-000.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-001.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-002.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-003.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-24-389-004.000-004	R	LJF Investments LLC	-	-	-	-
64	64-09-25-101-001.000-004	R	City of Valparaiso Redevelopment Commiss	166,200	166,200	166,200	-
64	64-09-25-101-002.000-004	R	Weiler Robert L Jr & Weiler David RTC	108,800	108,800	108,200	600
64	64-09-25-101-003.000-004	R	Campbell Street Complex LLC	166,900	166,900	166,528	372
64	64-09-25-101-004.000-004	R	Parker David W	165,300	77,435	77,435	-
64	64-09-25-101-005.000-004	R	Von Tobel Corporation	522,400	522,400	522,400	-
64	64-09-25-101-006.000-004	R	Von Tobel Corporation	24,700	24,700	-	24,700
64	64-09-25-101-007.000-004	R	GMG Properties LLC	167,900	167,900	167,669	231
64	64-09-25-101-008.000-004	R	Von Tobels Corporation	142,400	142,400	138,423	3,977
64	64-09-25-102-001.000-004	R	Salan David M & Jamiel/H&W	169,200	169,200	169,159	41
64	64-09-25-103-001.000-004	R	Loncar Nikola	117,100	117,100	117,049	51
64	64-09-25-103-002.000-004	R	Baptist Childrens Homeof Indiana Fellows	223,500	-	-	-
64	64-09-25-104-001.000-004	R	B E B Inc	174,600	174,600	169,055	5,545
64	64-09-25-104-004.000-004	R	Tec Property Holdings Llc	268,400	268,400	267,063	1,337
64	64-09-25-104-005.000-004	R	Micryblak LLC	266,100	266,100	264,684	1,416
64	64-09-25-104-006.000-004	R	Blaney Kenneth	803,500	803,500	798,748	4,752
64	64-09-25-104-007.000-004	R	Waltrust Properties Inc	1,414,100	1,414,100	1,414,100	-
64	64-09-25-104-009.000-004	R	Tech Credit Union	844,100	844,100	844,100	-
64	64-09-25-106-001.000-004	R	Centier Bank	576,800	576,800	576,800	-
64	64-09-25-106-002.000-004	R	Diamond Residential Mortgage Corporation	621,600	311,600	264,618	46,982
64	64-09-25-126-001.000-004	R	Northern Indiana Public Service Company	135,800	135,800	135,116	684
64	64-09-25-126-002.000-004	R	Lake County Trust Company	137,800	137,800	137,501	299
64	64-09-25-126-003.000-004	R	Salan David M & Jamiel/H&W	366,100	366,100	366,100	-
64	64-09-25-126-004.000-004	R	Ilievski Tome & Elena Inter Vivos Trust	159,000	159,000	159,000	-
64	64-09-25-126-005.000-004	R	Ebersold Jon M	67,400	5,044	5,044	-
64	64-09-25-126-006.000-004	R	Baxter Lester V & Suellyn/H&W	227,500	129,100	129,100	-
64	64-09-25-126-007.000-004	R	Wheeles Andrew T & Barbara J/H&W	8,600	8,600	-	8,600
64	64-09-25-126-008.000-004	R	Wheeles Andrew T & Barbara J/H&W	155,200	155,200	155,200	-

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-25-126-009.000-004	R	Youngjohn James R	88,100	88,100	88,100	-
64	64-09-26-227-005.000-004	R	Scheeringa Norma J & Jeffery A/Jt	192,200	92,680	92,680	-
64	64-09-26-227-006.000-004	R	Hite Michael Lewis Jr Supplemental Needs	102,500	38,180	38,180	-
64	64-09-26-227-007.000-004	R	Vaca Santiago	104,300	104,300	104,300	-
64	64-09-26-228-001.000-004	R	Looney Jerry	97,000	97,000	96,500	500
64	64-09-26-228-002.000-004	R	Weiler Robert L & Maryann/H&W	504,100	504,100	504,100	-
64	64-09-26-228-003.000-004	R	Weiler Robert L & Maryann	206,300	203,300	202,480	820
64	64-09-26-231-001.000-004	R	Trust 6120	123,400	49,255	49,255	-
64	64-09-26-231-002.000-004	R	Divich Steven E	2,200	2,200	2,200	-
64	64-09-26-231-003.000-004	R	Luke Land Lic	443,000	443,000	440,560	2,440
64	64-09-26-231-004.000-004	R	Defler Clark H Revocable Tr 1/2 & Joan H	225,200	225,200	224,122	1,078
64	64-10-06-452-006.000-004	R	Caseys Marketing Company	3,700	3,700	3,318	382
64	64-10-06-452-007.000-004	R	Burlington Beach LLC	65,200	65,200	58,318	6,882
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	2,466,200	2,466,200	7,269	2,458,931
64	64-10-06-455-002.000-004	R	Burlington Beach LLC	12,600	12,600	11,609	991
64	64-09-24-429-001.000-004	R	Bank One Merrillville	189,500	189,500	-	189,500
64	64-09-24-429-002.000-004	R	F & K Enterprises Lip	660,600	660,600	-	660,600
64	64-09-24-429-003.000-004	R	F & K Enterprises Lip	46,900	46,900	-	46,900
64	64-09-24-429-004.000-004	R	The Lutheran University Association Inc	24,800	-	-	-
64	64-09-24-429-006.000-004	R	F & K Enterprises Lip	50,800	50,800	-	50,800
64	64-09-24-429-016.000-004	R	Stan James L	162,800	162,800	-	162,800
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	49,500	-	-	-
64	64-09-24-429-022.000-004	R	Lutheran University Association Inc	1,866,700	-	-	-
64	64-09-24-429-023.000-004	R	LRG Holdings LLC	133,200	133,200	-	133,200
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	1,075,800	-	-	-
64	64-10-07-328-001.000-004	R	Surgery Center Management LLC	2,660,700	2,660,700	-	2,660,700
64	64-10-18-107-004.000-004	R	Valparaiso Senior Housing Land Propertie	33,200	33,200	-	33,200
64	64-10-18-107-005.000-004	R	Gte North Incorporated	64,400	64,400	-	64,400
64	64-10-18-107-006.000-004	R	Aurora View L.P.	75,600	75,600	9,234	66,366
64	64-10-18-107-007.000-004	R	Covington Square Apartments LLC	2,751,400	2,751,400	336,071	2,415,329
64	64-10-18-126-003.000-004	R	Dagostaro Nicholas J	106,900	37,235	37,235	-
64	64-10-18-126-004.000-004	R	Covington Square Apartments LLC	6,326,000	6,326,000	772,691	5,553,309
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	Watkins Douglas B & Jacqueline L/H&W	230,700	117,705	117,705	-
64	64-10-18-127-034.000-004	R	Mackanos Peter J & Patsy A/H&W	229,800	117,120	117,120	-
64	64-10-18-127-035.000-004	R	Wargo Bruce W	241,800	124,920	124,920	-
64	64-10-18-127-048.000-004	R	Nowlin Sarabel	247,600	131,690	131,690	-
64	64-10-18-127-049.000-004	R	Peters Rita Y	244,000	129,350	129,350	-
64	64-10-18-127-054.000-004	R	Montagano Nicholas A Jr & Daria L/H&W	259,100	136,165	136,165	-
64	64-10-18-127-055.000-004	R	Brechner Ronald E & Charlotte Ann/H&W	240,800	124,270	124,270	-
64	64-10-18-151-001.000-004	R	Porter Hospital Llc	1,153,400	1,153,400	-	1,153,400
64	64-10-18-151-003.000-004	R	Porter Hospital Llc	3,865,300	3,865,300	-	3,865,300
64	64-10-18-151-004.000-004	R	Porter Hospital Llc	3,278,500	3,278,500	-	3,278,500
64	64-10-18-151-008.000-004	R	Porter Hospital Llc	270,100	270,100	-	270,100
64	64-10-18-151-011.000-004	R	PGO LLC	8,776,300	8,776,300	7,849,669	926,431
64	64-10-18-151-012.000-004	R	PGO LLC	7,198,100	7,198,100	879,213	6,318,887
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	668,900	668,900	-	668,900
64	64-10-19-228-002.000-004	R	AM Stabilizers Corporation	4,003,400	4,003,400	-	4,003,400
64	64-10-19-262-001.000-004	R	Compass Pointe Limited Partnership	8,434,500	8,434,500	8,434,500	-
64	64-10-19-262-003.000-004	R	Windridge Village Limited Partnership	7,358,500	7,358,500	898,806	6,459,694
64	64-10-19-262-004.000-004	R	Compass Pointe II Limited Partnership	8,121,800	8,121,800	992,039	7,129,761
64	64-10-19-276-001.000-004	R	Valpo Properties	149,900	149,900	-	149,900
64	64-10-19-276-002.000-004	R	Spelde Edward C & Susan K/H&W	129,900	129,900	-	129,900
64	64-10-19-276-003.000-004	R	Horvath Properties LLC	129,900	129,900	-	129,900
64	64-10-19-276-004.000-004	R	Henderlong Holdings LLC	149,900	149,900	-	149,900
64	64-10-19-276-005.000-004	R	Aunt Marthas Old-Fashioned Llc	149,900	149,900	-	149,900
64	64-10-19-276-006.000-004	R	Larry Allen Properties LLC	149,900	149,900	-	149,900
64	64-10-19-276-007.000-004	R	Roshanku LLC	99,400	99,400	12,141	87,259
64	64-10-19-276-008.000-004	R	Roshanku LLC	95,300	95,300	11,640	83,660
64	64-10-19-276-009.000-004	R	Roshanku LLC	95,300	95,300	11,640	83,660
64	64-10-19-276-010.000-004	R	Roshanku LLC	95,300	95,300	11,640	83,660
64	64-10-19-276-011.000-004	R	Roshanku LLC	95,300	95,300	11,640	83,660
64	64-10-19-276-012.000-004	R	Roshanku LLC	140,400	140,400	17,149	123,251
64	64-10-19-277-001.000-004	R	2501 Beech Street Inc	439,400	439,400	-	439,400
64	64-10-19-277-002.000-004	R	Envirotest Systems Corp	536,300	536,300	-	536,300
64	64-10-19-277-003.000-004	R	Envirotest Systems Corp	55,000	55,000	-	55,000

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64	64-10-19-277-004.000-004	R	Dickey Nancy A	354,300	354,300	-	354,300
64	64-10-19-277-005.000-004	R	JMS RET LLC	257,000	257,000	-	257,000
64	64-10-19-277-006.000-004	R	Snemis Commercial Realestate	691,800	691,800	-	691,800
64	64-10-19-277-007.000-004	R	Stump Mauri	757,100	757,100	-	757,100
64	64-10-19-278-001.000-004	R	Beech Center Llc	123,800	123,800	-	123,800
64	64-10-19-278-002.000-004	R	Beech Center Llc	123,800	123,800	-	123,800
64	64-10-19-278-003.000-004	R	Milroy Thomas J & Grace T/H&W	141,500	141,500	-	141,500
64	64-10-19-278-004.000-004	R	2502 Beech Street Suite 40 LLC	123,800	123,800	-	123,800
64	64-10-19-278-005.000-004	R	PauJoe Holdings LLC	141,500	141,500	-	141,500
64	64-10-19-278-006.000-004	R	Porter County Cancer Society Inc	141,500	-	-	-
64	64-10-19-278-007.000-004	R	Laczynski Todd L	141,500	141,500	-	141,500
64	64-10-19-278-008.000-004	R	Runnion & Zatlun Properties LLC	141,500	141,500	-	141,500
64	64-10-19-278-011.000-004	R	Beech Street Llc	18,100	18,100	-	18,100
64	64-10-19-278-012.000-004	R	The Fairway Group LLC	251,800	251,800	-	251,800
64	64-10-19-279-001.000-004	R	2402 Beech Street LLC	1,158,100	1,158,100	-	1,158,100
64	64-10-19-279-002.000-004	R	Carters Property Management Llc	571,300	571,300	-	571,300
64	64-10-19-279-003.000-004	R	Three Brothers Enterprises Limited Liabi	715,200	715,200	-	715,200
64	64-10-19-279-004.000-004	R	G A LLC	331,700	331,700	-	331,700
64	64-10-19-279-005.000-004	R	SAV LLC	532,900	532,900	-	532,900
64	64-10-19-279-006.000-004	R	Lmm Corp	1,044,500	1,044,500	127,580	916,920
64	64-10-19-279-008.000-004	R	Lifestyle Properties	368,200	368,200	-	368,200
64	64-10-19-279-009.000-004	R	LMM Corp	550,600	550,600	-	550,600
64	64-10-19-279-012.000-004	R	Fourstone Properties	1,785,600	1,785,600	-	1,785,600
64	64-10-19-280-001.000-004	R	Rcs & L Properties Llc	224,200	224,200	-	224,200
64	64-10-19-280-002.000-004	R	MGD Holdings LLC	224,200	224,200	-	224,200
64	64-10-19-280-003.000-004	R	Schneider Robert R & Debra Farrar/H&W	220,200	220,200	-	220,200
64	64-10-19-280-004.000-004	R	R & C Ventures Llc	220,200	220,200	-	220,200
64	64-10-19-280-005.000-004	R	Totus Tuus LLC	225,000	225,000	-	225,000
64	64-10-19-280-006.000-004	R	Appel David C 1/2 & Patterson Roy &Elain	225,000	225,000	-	225,000
64	64-10-19-282-006.000-004	R	Elaiyan Saeed	124,100	124,100	15,158	108,942
64	64-10-19-283-006.000-004	R	Villarreal Fernandez Omar M	2,100	2,100	-	2,100
64	64-10-19-283-014.000-004	R	Huber Rodric & Mary/H&W	120,200	120,200	14,682	105,518
64	64-10-19-284-009.000-004	R	Seeley Nancy E	112,600	40,940	40,940	-
64	64-10-19-284-011.000-004	R	Wheeler Richard A	123,500	48,025	48,025	-
64	64-10-19-284-014.000-004	R	Wszolek Robert	195,900	95,085	95,085	-
64	64-10-19-285-002.000-004	R	Bell Realty LLC	1,049,900	1,049,900	-	1,049,900
64	64-10-19-285-003.000-004	R	City of Valparaiso Indiana	-	-	-	-
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	176,300	-	-	-
64	64-10-19-302-010.000-004	R	Engstrom Gregory Trustee of Agreement	172,000	172,000	-	172,000
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	1,158,700	-	-	-
64	64-10-19-302-028.000-004	R	Porter Hospital Llc	23,200	23,200	-	23,200
64	64-10-19-303-001.000-004	R	Horizon Bank	789,800	789,800	-	789,800
64	64-10-19-303-007.000-004	R	La Porter Federal Credit Union	810,500	810,500	-	810,500
64	64-10-19-303-011.000-004	R	Baum James E	282,100	282,100	-	282,100
64	64-10-19-303-013.000-004	R	Eastgate Investments II LLC	5,234,000	2,715,600	331,697	2,383,903
64	64-10-19-303-014.000-004	R	Eastgate Investments I Llc	8,580,600	6,968,420	851,159	6,117,261
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	4,765,500	4,765,500	582,083	4,183,417
64	64-10-19-304-003.000-004	R	University Promenade LLC	4,577,800	4,577,800	559,156	4,018,644
64	64-10-19-304-004.000-004	R	University Promenade LLC	213,000	213,000	-	213,000
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	1,486,300	1,486,300	181,545	1,304,755
64	64-10-19-329-011.000-004	R	Stoney Meadows Apartments Llc	356,100	356,100	43,496	312,604
64	64-10-19-329-012.000-004	R	Gupta Arjun K & Indrani/H&W	11,700	11,700	-	11,700
64	64-10-19-329-013.000-004	R	Gupta Arjun K & Indrani/H&W	11,700	11,700	-	11,700
64	64-10-19-329-014.000-004	R	Gupta Arjun K & Indrani/H&W	11,800	11,800	-	11,800
64	64-10-19-329-015.000-004	R	Gupta Arjun K & Indrani/H&W	11,800	11,800	-	11,800
64	64-10-19-329-016.000-004	R	Gupta Arjun K & Indrani/H&W	11,800	11,800	-	11,800
64	64-10-19-329-017.000-004	R	Gupta Arjun K & Indrani/H&W	18,900	18,900	-	18,900
64	64-10-19-331-001.000-004	R	Church Roman Catholic Diocese Of	208,200	-	-	-
64	64-10-19-331-002.000-004	R	Zikkos Joint Living Trust	282,400	282,400	-	282,400
64	64-10-19-351-006.000-004	R	Lutheran University Association Inc	297,300	297,300	-	297,300
64	64-10-19-351-007.000-004	R	Church Bishop Of Diocese Of Gary	353,000	-	-	-
64	64-10-19-351-008.000-004	R	Eastgate Investments II LLC	3,595,500	2,259,660	276,007	1,983,653
64	64-10-19-376-001.000-004	R	Church Bishop Of The Diocese Of Gary Stu	603,200	-	-	-
64	64-10-19-376-002.000-004	R	Gatlin Revocable Trust	117,500	117,500	-	117,500
64	64-10-19-376-003.000-004	R	DAM Good Real Estate LLC	240,200	240,200	-	240,200
64	64-10-19-376-004.000-004	R	1605 LaPorte LLC	-	-	-	-
64	64-10-19-376-005.000-004	R	Karras Gus & Paula/H&W1/2 & Tripolis Ii	227,500	227,500	-	227,500

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-376-006.000-004	R	Family Express Corporation	166,500	166,500	-	166,500
64	64-10-19-376-007.000-004	R	Life Bridge Christian Church of Valpo In	370,600	-	-	-
64	64-10-19-376-008.000-004	R	DACVAC LLC	415,700	415,700	-	415,700
64	64-10-19-376-012.000-004	R	The Lutheran University Association Inc	11,600	11,600	-	11,600
64	64-10-19-376-013.000-004	R	The Lutheran University Association Inc	324,000	-	-	-
64	64-10-19-376-014.000-004	R	1605 LaPorte LLC	227,800	227,800	-	227,800
64	64-10-19-376-881.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-401-011.000-004	R	Monroe James C & Rosalie A	117,300	44,380	-	44,380
64	64-10-19-401-018.000-004	R	G & J Properties LLC	874,100	874,100	-	874,100
64	64-10-19-401-037.000-004	R	Johnson Stephen R	311,100	311,100	-	311,100
64	64-10-19-401-039.000-004	R	Das & Das LLC	795,600	795,600	-	795,600
64	64-10-19-401-838.000-004	R	Valparaiso City of	-	-	-	-
64	64-10-19-403-007.000-004	R	Johnson John Michael	377,600	374,600	-	374,600
64	64-10-19-403-008.000-004	R	Egg Lic	2,284,400	2,284,400	-	2,284,400
64	64-10-19-426-001.000-004	R	East Pointe Properties LLC	5,672,000	5,672,000	865,742	4,806,258
64	64-10-19-428-018.000-004	R	Rini Realty Company	196,900	196,900	-	196,900
64	64-10-19-428-023.000-004	R	Nabhan Ronald K	810,100	810,100	-	810,100
64	64-10-19-428-026.000-004	R	Centier Bank	687,300	687,300	-	687,300
64	64-10-19-428-029.000-004	R	Rini Realty Company	200,300	200,300	-	200,300
64	64-10-19-428-030.000-004	R	Rini Realty Company	1,938,600	1,938,600	-	1,938,600
64	64-10-19-428-031.000-004	R	Nabhan Ronald K	-	-	-	-
64	64-10-19-428-033.000-004	R	Centier Bank	-	-	-	-
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 Lic	703,200	703,200	-	703,200
64	64-10-19-429-002.000-004	R	Market Place Valparaiso Lic	4,108,400	4,108,400	-	4,108,400
64	64-10-19-429-003.000-004	R	Pappas Patty 1/6 & McCullen Evelyn B Rev	587,700	587,700	-	587,700
64	64-10-19-429-004.000-004	R	Athanasopoulos Betty 1/4 & Marinakis Con	767,100	767,100	-	767,100
64	64-10-19-429-005.000-004	R	Valparaiso li Lic	1,945,900	1,945,900	-	1,945,900
64	64-10-19-453-001.000-004	R	V 2-49 Lic	1,993,600	1,993,600	-	1,993,600
64	64-10-19-476-001.000-004	R	Target Corporation T-1286 Attn :Tax Dept	5,961,400	5,961,400	-	5,961,400
64	64-10-19-476-002.000-004	R	HD Development Of Maryland	7,482,800	7,482,800	-	7,482,800
64	64-10-19-476-003.000-004	R	Target Corporation Attn: Prop Tax Dept	42,600	42,600	-	42,600
64	64-10-19-476-004.000-004	R	Wispo Lic	3,058,400	3,058,400	-	3,058,400
64	64-10-19-476-005.000-004	R	Schumacher Interests Inc	910,100	910,100	-	910,100
64	64-10-19-477-001.000-004	R	Kohls Indiana L P	5,639,200	5,639,200	-	5,639,200
64	64-10-19-477-002.000-004	R	L & P Investments LLC	1,158,600	1,158,600	-	1,158,600
64	64-10-30-204-003.000-004	R	BSD Hospitality LLC	2,003,400	2,003,400	-	2,003,400
64	64-10-30-226-001.000-004	R	University Lutheran Associnc Office Vp B	59,700	-	-	-
64	64-10-30-227-001.000-004	R	Northern In Public Ser Co	111,300	111,300	-	111,300
64	64-10-30-227-002.000-004	R	Hain Dennis C Trust1/2 & Judith A Trust	14,100	14,100	-	14,100
64	64-10-30-251-001.000-004	R	Kruger Properties Inc	622,700	622,700	-	622,700
64	64-10-30-251-004.000-004	R	Valpo 786 LLC	2,193,300	2,193,300	-	2,193,300
64	64-10-30-252-007.000-004	R	BlueRoad Net Lease LLC	1,963,200	1,963,200	-	1,963,200
64	64-10-30-252-008.000-004	R	Realty Income Properties 27 LLC	539,100	539,100	-	539,100
64	64-10-30-252-009.000-004	R	Gilmol Enterprises L P	20,000	20,000	-	20,000
64	64-10-30-252-010.000-004	R	Valparaiso Realty	4,800	4,800	-	4,800
64	64-10-30-253-001.000-004	R	Wal Mart Stores Inc Property Tax #0555	225,500	225,500	-	225,500
64	64-10-30-253-002.000-004	R	Gainer Bank	1,013,900	1,013,900	-	1,013,900
64	64-10-30-253-003.000-004	R	Southern Group Lic	633,400	633,400	-	633,400
64	64-10-30-253-005.000-004	R	OPLAV QSR Corporation	468,900	468,900	-	468,900
64	64-10-30-253-006.000-004	R	Wal Mart Stores Inc Property Tax #0555	578,000	578,000	-	578,000
64	64-10-30-276-001.000-004	R	VU Property Holdings II LLC	3,000	-	-	-
64	64-10-30-276-002.000-004	R	VU Property Holdings II LLC	118,900	-	-	-
64	64-10-30-276-003.000-004	R	VU Property Holdings II LLC	6,000	-	-	-
64	64-10-30-277-001.000-004	R	Luke Land LLC	4,600	4,600	-	4,600
64	64-10-30-277-002.000-004	R	Luke Land LLC	2,156,900	2,156,900	-	2,156,900
64	64-10-30-277-003.000-004	R	77 Valparaiso Lic	3,965,600	3,965,600	-	3,965,600
64	64-10-30-277-004.000-004	R	H400 Lic	2,403,700	2,403,700	-	2,403,700
64	64-10-30-278-001.000-004	R	Valparaiso Development Lic	4,390,000	4,390,000	-	4,390,000
64	64-10-30-401-012.000-004	R	Wal Mart Real Estate Business Trust	609,700	609,700	-	609,700
64	64-10-30-401-013.000-004	R	Wal Mart Real Estate Business Trust	9,349,500	9,349,500	-	9,349,500
64	64-10-30-401-014.000-004	R	Wal Mart Realty Company	8,400	8,400	-	8,400
64	64-10-30-426-001.000-004	R	Murphy Oil USA Inc	747,500	747,500	-	747,500
64	64-10-30-426-002.000-004	R	Tractor Supply Company	2,814,900	2,814,900	-	2,814,900
64	64-10-30-426-003.000-004	R	Wal Mart Real Estate Business Trust	93,100	93,100	-	93,100
64	64-10-30-476-003.000-004	R	Pithadia Bharat K & Kanak B/H&W	121,900	121,900	14,890	107,010
64	64-10-30-476-004.000-004	R	Pithadia Bharat K & Kanak B/H&W	54,800	54,800	-	54,800
64	64-10-30-476-005.000-004	R	Swartz Nick D & Peggyj	2,600	2,600	-	2,600
64	64-10-08-101-009.000-029	R	Executive Park Residential Association I	-	-	-	-
64	64-10-08-101-011.000-029	R	Duval Diane N	254,400	133,110	133,110	-
64	64-10-08-101-012.000-029	R	Hudson Adrian D	280,500	150,075	150,075	-

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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-08-101-013.000-029	R	McCrammer Charles D & Darlene /H&W	254,900	133,435	133,435	-
64	64-10-08-101-014.000-029	R	Dunning Jeffrey B & Darlene M/H&W	240,800	127,270	127,270	-
64	64-10-08-101-015.000-029	R	Nickles Matthew T & Tiffany L/H&W	260,100	136,815	136,815	-
64	64-10-08-101-016.000-029	R	Manno Garry & Joanne/H&W	294,800	159,370	159,370	-
64	64-10-08-101-017.000-029	R	Shelton Rebecca J Revocable Trust	297,100	160,865	160,865	-
64	64-10-08-101-018.000-029	R	Hemphill Elaine J	400	200	-	200
64	64-10-08-101-019.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-101-020.000-029	R	Crusader Homes Inc	400	400	-	400
64	64-10-08-101-021.000-029	R	Baker Steven D & Jennifer R/H&W	343,000	193,700	193,700	-
64	64-10-08-101-022.000-029	R	Oxendale Christopher Ray & Josie Marie/H	281,200	150,530	150,530	-
64	64-10-08-101-023.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-101-024.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-101-025.000-029	R	Horne Thomas S & Sandra Lee/H&W	23,700	3,162	3,162	-
64	64-10-08-101-026.000-029	R	Douglas Walter L & Kelly R/H&W	267,700	141,755	141,755	-
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	4,200	4,200	-	4,200
64	64-10-08-101-029.000-029	R	Property 49 LLC	2,200	2,200	-	2,200
64	64-10-08-101-030.000-029	R	Valpodoc LLC	2,200	2,200	-	2,200
64	64-10-08-101-031.000-029	R	Valpodoc LLC	2,200	2,200	-	2,200
64	64-10-08-101-032.000-029	R	SC Legend LLC 1/2 & JH3 LLC 1/2	2,400	2,400	-	2,400
64	64-10-08-101-033.000-029	R	Ray Charles L	3,000	3,000	-	3,000
64	64-10-08-102-001.000-029	R	Luxor Homes Inc	500	500	-	500
64	64-10-08-102-002.000-029	R	Jones Ashley & Jones Paul/JT	198,400	96,710	96,710	-
64	64-10-08-102-003.000-029	R	Shelton Jonathan D & Price Jessica R	296,000	160,150	160,150	-
64	64-10-08-102-004.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-005.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-006.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-007.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-008.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-009.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-010.000-029	R	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-011.000-029	R	Luxor Homes Inc	500	500	-	500
64	64-10-08-102-012.000-029	R	Executive Park Commercial Association In	1,900	1,900	-	1,900
64	64-10-08-126-001.000-029	R	Grieger Polly	233,000	125,665	32,816	92,849
64	64-10-08-176-003.000-029	R	Patko Llc	30,500	30,500	314	30,186
64	64-10-08-176-004.000-029	R	Patko Llc	12,600	12,600	127	12,473
64	64-10-08-176-006.000-029	R	Memorial Health System Inc	86,700	86,700	894	85,806
64	64-10-08-176-007.000-029	R	Valparaiso Medical Development LLC	9,933,800	99,338	1,025	98,313
64	64-10-08-326-003.000-029	R	Patko Llc	21,000	21,000	217	20,783
64	64-10-08-326-004.000-029	R	Patko Llc	6,400	6,400	-	6,400
64	64-09-23-177-887.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-435-005.000-004	R	Campbell Center LLC	1,006,800	1,006,800	1,000,758	6,042
64	64-09-23-435-886.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-23-437-003.000-004	R	Mic Dea Lic	120,800	120,800	120,800	-
64	64-09-23-437-007.000-004	R	58 Campbell LLC	267,200	267,200	265,487	1,713
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 Lic	51,600	51,600	23,911	27,689
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	35,100	35,100	12,530	22,570
64	64-09-23-437-015.000-004	R	Valparaiso City of Redevelopment Commiss	105,100	-	-	-
64	64-09-23-437-016.000-004	R	Ahead LLC	3,800	3,800	-	3,800
64	64-09-23-437-017.000-004	R	AHEAD LLC	57,900	57,900	26,835	31,065
64	64-09-23-437-018.000-004	R	Jet Development Lic	15,800	15,800	-	15,800
64	64-09-23-437-019.000-004	R	Jeer Enterprises LLC	-	-	-	-
64	64-09-23-437-020.000-004	R	Jeer Enterprises LLC	136,300	136,300	125,429	10,871
64	64-09-23-437-801.000-004	R	Valparaiso City of	-	-	-	-
64	64-09-24-309-001.000-004	R	Bennett Bryan C & Kari K/H&W	25,100	22,100	22,100	-
64	64-09-24-309-002.000-004	R	Neighbors Corporation	127,100	-	-	-
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	157,400	57,580	57,580	-
64	64-09-24-309-006.000-004	R	Sederberg Jeffrey A	102,100	102,100	102,100	-
64	64-09-24-309-007.000-004	R	Odum Megan A	234,300	126,485	123,444	3,041
64	64-09-24-309-008.000-004	R	Forszt Michael J & Mark J/Tc	240,300	240,300	240,300	-
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	1,480,900	-	-	-
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	250,000	250,000	248,338	1,662
64	64-09-24-310-004.000-004	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	64-09-24-312-001.000-004	R	Valparaiso City Of	-	-	-	-
64	64-09-24-312-002.000-004	R	Bpo Elks 500 Valparaiso Lodge	271,700	-	-	-
64	64-09-24-312-003.000-004	R	First Partners	167,600	167,600	165,899	1,701
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	563,900	166,400	77,858	88,542
64	64-09-24-312-008.000-004	R	First Partners	1,557,500	1,557,500	1,416,502	140,998
64	64-09-24-313-001.000-004	R	Gen Telephone Co Of In Inc	507,600	507,600	507,600	-
64	64-09-24-313-002.000-004	R	Telephony Leases LLC	115,600	115,600	115,600	-
64	64-09-24-313-003.000-004	R	Doolittle Holdings LLC	277,700	277,700	251,656	26,044
64	64-09-24-313-004.000-004	R	Grove David Alan Jr & Juliana/H&W	163,400	163,400	147,117	16,283
64	64-09-24-313-006.000-004	R	Blaney Kenneth Sr	283,500	283,500	283,500	-
64	64-09-24-313-007.000-004	R	Worstell Diane M Living Trust & 72-74 Li	470,700	470,700	467,482	3,218
64	64-09-24-313-008.000-004	R	Ziaich John & Olivia/H&W & Michelle Ziai	291,700	291,700	281,972	9,728
64	64-09-24-313-009.000-004	R	68 Lincolnway LLC	257,900	257,900	247,017	10,883
64	64-09-24-313-010.000-004	R	GG & C Properties LLC	472,900	472,900	463,026	9,874
64	64-09-24-313-011.000-004	R	Vinci Inc	279,300	279,300	274,518	4,782
64	64-09-24-313-012.000-004	R	Ljf Investments Llc	268,300	268,300	255,348	12,952
64	64-09-24-313-013.000-004	R	Heemstra Thomas H & Bieker Brian/Jt	347,900	272,275	233,159	39,116
64	64-09-24-313-014.000-004	R	Agape I Llc	438,300	438,300	398,494	39,806
64	64-09-24-313-016.000-004	R	Zosso Tammy J	516,300	516,300	508,138	8,162
64	64-09-24-313-017.000-004	R	P & V, LLC	114,200	114,200	109,174	5,026
64	64-09-24-313-018.000-004	R	Alma Properties LLC	210,800	210,800	210,800	-
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	383,500	220,025	220,025	-
64	64-09-24-317-002.000-004	R	Frataccia Enrico V & Priscilla K/H&W	420,200	240,880	240,880	-
64	64-09-24-317-003.000-004	R	Schneidt Arthur J & Christene/H&W	331,000	182,900	182,900	-
64	64-09-24-317-004.000-004	R	Costakis Gregory & Carol/H&W	334,100	184,915	184,915	-
64	64-09-24-334-001.000-004	R	Ingram Aaron S & Laura/H&W	415,700	237,955	237,955	-
64	64-09-24-334-002.000-004	R	Ingram Steven R & Patricia J/H&W	298,200	161,580	161,580	-
64	64-09-24-334-003.000-004	R	Church First United Methodist Valparaiso	105,600	-	-	-
64	64-09-24-334-004.000-004	R	Church First United Methodist Of Valpara	89,800	-	-	-
64	64-09-24-334-005.000-004	R	Church First United Methodist Valparaiso	48,400	-	-	-
64	64-09-24-334-006.000-004	R	Valparaiso Womens Association Inc	511,000	-	-	-
64	64-09-24-334-007.000-004	R	Church First United Methodist Valparaiso	1,235,900	-	-	-
64	64-09-24-338-001.000-004	R	Geary Real Estate LLC	109,900	109,900	102,533	7,367
64	64-09-24-338-002.000-004	R	Stonehill Kevin E	137,600	137,600	136,919	681
64	64-09-24-338-003.000-004	R	Seramur Dennis J & Seramur Michelle A &	158,900	158,900	157,806	1,094
64	64-09-24-338-004.000-004	R	Henley Joseph R & Sharon K/H&W	281,600	281,600	279,843	1,757
64	64-09-24-338-005.000-004	R	Mason David A	117,500	114,500	109,067	5,433
64	64-09-24-338-006.000-004	R	Alma Properties Llc	224,900	224,900	224,900	-
64	64-09-24-338-007.000-004	R	15 Franklin LLC	582,600	337,900	337,900	-
64	64-09-24-338-008.000-004	R	Seramur Dennis J & Michelle A/H&W	99,100	99,100	91,378	7,722
64	64-09-24-338-009.000-004	R	VTOWN LLC	307,600	307,600	304,671	2,929
64	64-09-24-338-010.000-004	R	Great Development LLC	369,300	369,300	356,668	12,632
64	64-09-24-338-011.000-004	R	5 Lincolnway LLC	362,000	362,000	355,945	6,055
64	64-09-24-338-012.000-004	R	Kuchta James J Living Tr 1/2 int & Kucht	342,400	342,400	336,282	6,118
64	64-09-24-338-013.000-004	R	Agape III LLC	314,200	314,200	304,478	9,722
64	64-09-24-338-014.000-004	R	Butterfield David A & Katherine D	344,300	344,300	293,538	50,762
64	64-09-24-338-015.000-004	R	Butterfield David A & Katherine D	175,700	175,700	168,975	6,725
64	64-09-24-338-016.000-004	R	Courthouse Square Lofts Llc	383,000	383,000	349,977	33,023
64	64-09-24-338-017.000-004	R	OEFM LLC	363,400	363,400	356,890	6,510
64	64-09-24-338-018.000-004	R	GLM LLC	368,600	55,300	55,300	-
64	64-09-24-338-019.000-004	R	GLM LLC	349,100	52,300	52,300	-
64	64-09-24-338-020.000-004	R	Follis Denny M	342,000	342,000	326,360	15,640
64	64-09-24-338-021.000-004	R	23 Lincolnway LLC	357,100	357,100	357,100	-
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	1,403,600	1,403,600	1,403,600	-
64	64-09-24-343-011.000-004	R	57 Franklin Street %Mitch Van Kley/Hamst	168,500	168,500	168,500	-
64	64-09-24-351-001.000-004	R	Brandy Dennis & Phyllis/H&W	262,700	262,700	251,388	11,312
64	64-09-24-351-002.000-004	R	Valparaiso Partners Llc	575,400	575,400	575,400	-
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	243,500	243,500	243,500	-
64	64-09-24-351-005.000-004	R	Housing Options Llc	98,600	98,600	98,600	-
64	64-09-24-351-006.000-004	R	Housing Options	78,000	78,000	78,000	-
64	64-09-24-351-007.000-004	R	El-Naggar Family Limited Partnership	475,400	475,400	419,108	56,292
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	86,500	86,500	86,500	-
64	64-09-24-377-005.000-004	R	Kalymnos Holdings Groupllc	813,300	813,300	749,552	63,748
64	64-10-08-200-001.000-029	R	Patko P & K LLC	18,100	18,100	18,100	-
64	64-10-08-200-003.000-029	R	Kuehl Donald E & Mildred A/H&W	136,900	58,100	58,100	-

CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2018  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-08-200-004.000-029	R	Johnson Loren	182,800	182,800	182,800	-
64	64-10-08-200-005.000-029	R	Patko P & K LLC	18,100	18,100	18,100	-
64	64-10-08-200-006.000-029	R	Patko P & K LLC	106,500	106,500	106,500	-
64	64-10-08-200-008.000-029	R	Patko P & K LLC	112,800	112,800	112,800	-
64	64-10-08-200-009.000-029	R	Patko P & K LLC	400	400	400	-
64	64-10-29-351-002.000-029	R	Wisj James Living Trust 1/2 & Wisz Miche	134,400	131,400	131,400	-
64	64-10-29-351-003.000-029	R	One Source 4 Homes LLC	112,800	112,800	112,800	-
64	64-10-29-351-004.000-029	R	Reynolds Brian	115,000	45,500	45,500	-
64	64-10-29-351-005.000-029	R	Luzadder Christopher	141,600	80,545	80,545	-
64	64-10-29-351-006.000-029	R	Williams Correy	86,300	27,265	27,265	-
64	64-10-29-351-007.000-029	R	Cletcher Dennis Lee & Gail Ann/H&W	143,700	65,905	65,905	-
64	64-10-29-351-008.000-029	R	Cletcher Dennis Lee & Gail Ann/H&W	126,200	126,200	126,200	-
64	64-10-29-351-009.000-029	R	Wisj James Living Trust 1/2 & Wisz Miche	161,700	77,825	77,825	-
64	64-10-29-351-010.000-029	R	Richart John E	114,100	45,835	45,835	-
64	64-10-29-351-014.000-029	R	Richey Jack E	152,800	152,800	152,800	-
64	64-10-29-351-814.000-029	R	State of Indiana	-	-	-	-
64	64-10-29-352-001.000-029	R	Rieth Riley Construction Co Inc	227,400	227,400	227,400	-
64	64-10-32-101-001.000-029	R	Rieth Riley Construction Co Inc	434,200	434,200	434,200	-
64	64-10-32-101-002.000-029	R	Rieth Riley Construction Co Inc	438,700	438,700	438,700	-
64	64-10-32-126-001.000-029	R	UGN Inc	5,296,200	4,512,436	4,512,436	-
64	64-10-32-126-002.000-029	R	Alpha/ Owens-Corning	1,848,900	1,848,900	1,848,900	-
64	64-10-32-151-001.000-029	R	Stokes Kelly Bertholet	910,500	910,500	910,500	-
64	64-10-32-151-002.000-029	R	Pailton Properties Llc	625,100	625,100	625,100	-
64	64-10-32-151-003.000-029	R	JKC Holdings LLC	51,900	51,900	51,900	-
64	64-10-32-151-004.000-029	R	JKC Holdings Inc	4,000	4,000	4,000	-
64	64-10-32-151-005.000-029	R	JKC Holdings LLC	71,000	71,000	71,000	-
64	64-10-32-151-006.000-029	R	JKC Holdings LLC	659,300	659,300	659,300	-
64	64-10-32-151-007.000-029	R	Babich Nicholas J Jr	89,800	86,800	86,800	-
64	64-10-32-152-001.000-029	R	Porter County Jail Building Corporation	-	-	-	-
64	64-10-32-176-001.000-029	R	Walsh & Kelly Inc	361,800	361,800	361,800	-
64	64-10-32-177-001.000-029	R	Walsh & Kelly Inc	309,800	309,800	309,800	-
64	64-10-32-177-002.000-029	R	Pratt Paper (IN) LLC	21,500	21,500	21,500	-
64	64-10-32-177-003.000-029	R	Pratt Paper LLC	6,300	6,300	6,300	-
64	64-10-32-200-001.000-029	R	Racer LLC	103,400	103,400	103,400	-
64	64-10-32-200-002.000-029	R	Racer LLC	514,000	514,000	514,000	-
64	64-10-32-200-008.000-029	R	3701 Innovation LLC	6,723,200	4,631,350	4,631,350	-
64	64-10-32-200-009.000-029	R	Ardagh Metal Beverage USA Inc	2,629,200	2,629,200	2,629,200	-
64	64-10-32-200-010.000-029	R	Swartz Nick D & Peggyj	364,200	364,200	364,200	-
64	64-10-32-200-011.000-029	R	Cin-Gar Inc	398,200	398,200	398,200	-
64	64-10-32-200-012.000-029	R	4201 Montdale LLC	2,139,300	2,139,300	2,139,300	-
64	64-10-32-200-013.000-029	R	Union Electric Steel Corporation	13,500	13,500	13,500	-
64	64-10-32-200-014.000-029	R	Union Electric Steel Corporation	2,103,000	2,103,000	2,103,000	-
64	64-10-32-200-015.000-029	R	Union Electric Steel Corporation	7,700	7,700	7,700	-
64	64-10-32-200-016.000-029	R	Ball Donald A	3,268,300	3,268,300	3,933,827	-
64	64-10-32-200-017.000-029	R	Ozinga Bros Inc	392,500	392,500	392,500	-
64	64-10-32-200-018.000-029	R	Hickson Corporation	54,600	54,600	54,600	-
64	64-10-32-200-019.000-029	R	Hickson Corporation	589,100	589,100	589,100	-
64	64-10-33-101-004.000-029	R	Gilliana Pools LLC	3,000	3,000	3,000	-
64	64-10-33-101-005.000-029	R	RP Select LLC	208,600	208,600	208,600	-
64	64-10-33-101-006.000-029	R	Larkin LLC	237,500	237,500	237,500	-
64	64-10-33-101-007.000-029	R	LARKN LLC	72,200	72,200	72,200	-
64	64-10-33-101-008.000-029	R	Lifestyle Properties LLC	410,200	410,200	410,200	-
64	64-10-33-101-009.000-029	R	Gibson Family Properties LLC	566,700	566,700	566,700	-
64	64-10-33-101-011.000-029	R	Blum Bette Kay Trustee Trust #1115	3,400	3,400	3,400	-
64	64-10-33-101-012.000-029	R	Lifestyle Properties LLC	329,800	329,800	329,800	-
64	64-10-33-102-001.000-029	R	MAAC Foundation Inc	213,200	213,200	213,200	-
64	64-10-33-151-001.000-029	R	McMillan Stewart G Revocable Trust	30,700	30,700	30,700	-
64	64-10-33-151-002.000-029	R	Northern Indiana Public Service Co	3,910,100	3,910,100	3,910,100	-
64	64-10-33-176-001.000-029	R	Transpoint Intermodal LLC	46,000	46,000	46,000	-
64	64-10-33-200-023.000-029	R	Transpoint Intermodal LLC	30,200	30,200	30,200	-
64	64-10-33-200-024.000-029	R	Transpoint Intermodal LLC	186,400	186,400	186,400	-
64	64-10-33-200-025.000-029	R	Transpoint Intermodal LLC	6,300	6,300	6,300	-
64	64-10-33-400-003.000-029	R	Transpoint Intermodal LLC	3,400	3,400	3,400	-
64	64-10-33-400-004.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	261,000	261,000	261,000	-
64	64-10-33-400-008.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	32,600	32,600	32,600	-
64	64-10-34-300-004.000-029	R	Bozik James S & Tabor Glenn J Co-Trustee	445,500	445,500	445,500	-
64	64-10-32-301-001.000-029	R	MM Valpo LLC	11,649,600	11,649,600	69,255	11,580,345
64	64-10-32-301-002.000-029	R	Pratt Paper (IN) LLC	14,145,800	2,347,552	2,730	2,344,822
64	64-10-32-400-005.000-029	R	Pratt Paper (IN) LLC	52,500	52,500	-	52,500
64	64-10-32-400-008.000-029	R	Trust No 4 1/2 & Horan Timothy R & Horan	6,300	6,300	-	6,300
64	64-29-015373886-029	P	Jet Corr Inc	13,925,110	13,925,110	-	13,925,110



CITY OF VALPARAISO  
VALPARAISO REDEVELOPMENT COMMISSION

Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2018  
Pursuant to Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
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	11,400	11,400	13	11,387
64	64-10-17-177-002.000-029	R	SJBZ Porter Holdings LLC	30,400	30,400	36	30,364
64	64-10-17-201-019.000-029	R	SJBZ Porter Holdings LLC	40,800	40,800	48	40,752
64	64-10-17-251-003.000-029	R	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-251-004.000-029	R	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-251-005.000-029	R	SJBZ Porter Holdings LLC	9,500	9,500	11	9,489
64	64-10-17-251-006.000-029	R	SJBZ Porter Holdings LLC	3,200	3,200	4	3,196
64	64-10-17-251-007.000-029	R	SJBZ Porter Holdings LLC	17,800	17,800	21	17,779
64	64-10-17-252-001.000-029	R	Valparaiso Economic Development Corporat	14,800	14,800	17	14,783
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	14,100	14,100	17	14,083
64	64-10-20-102-017.000-029	R	Ocean Life Investments LLC	219,700	219,700	121,375	98,325
64	64-10-20-102-018.000-029	R	Crown Engineeringholdings	228,700	228,700	102,593	126,107
64	64-10-20-102-019.000-029	R	Baumann Anton J	166,900	166,900	91,157	75,743
64	64-10-20-102-020.000-029	R	Blaney Kenneth P Sr	238,900	238,900	98,380	140,520
64	64-10-20-102-021.000-029	R	Satterlee Nancy	170,200	170,200	132,688	37,512
64	64-10-20-102-022.000-029	R	Caring Place Inc The	262,400	-	-	-
64	64-10-20-102-023.000-029	R	Gtwarehouse Lic %Richden Company	992,400	992,400	105,936	886,464
64	64-10-20-103-001.000-029	R	R & S Valpo Properties LLC	243,500	243,500	114,759	128,741
64	64-10-20-103-002.000-029	R	Lifestyle Properties Lic	287,700	287,700	149,674	138,026
64	64-10-20-103-003.000-029	R	Hinterman Richard M Revoc Living Trust	194,600	194,600	69,963	124,637
64	64-10-20-103-004.000-029	R	Magnatrust Lic	286,500	286,500	22,017	264,483
64	64-10-20-103-005.000-029	R	Magnatrust LLC	292,200	292,200	22,618	269,582
64	64-10-20-103-006.000-029	R	Magnatrust Lic	100,800	100,800	19,246	81,554
64	64-10-20-103-007.000-029	R	Magnatrust LLC	101,800	101,800	19,389	82,411
64	64-10-20-127-004.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-127-005.000-029	R	Vansland2 LLC	29,100	29,100	29,100	-
64	64-10-20-176-001.000-029	R	Meijer Stores Limited Partnership	3,054,200	3,054,200	34,686	3,019,514
64	64-10-20-176-002.000-029	R	Meijer Stores Limited Partnership	-	-	-	-
64	64-10-20-202-002.000-029	R	Vansland2 LLC	-	-	-	-
64	64-10-20-203-001.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-20-203-002.000-029	R	Valparaiso City Utilities	-	-	-	-
64	64-10-20-203-003.000-029	R	SP Porters Vale LLC	1,600	1,600	1	1,599
64	64-10-20-251-004.000-029	R	J C Penny Properties Inc	7,924,600	7,924,600	2,674,215	5,250,385
64	64-10-20-251-005.000-029	R	SP Porters Vale LLC	243,700	243,700	243,700	-
64	64-10-20-251-006.000-029	R	SP Porters Vale LLC	3,766,800	3,766,800	826,005	2,940,795
64	64-10-20-251-007.000-029	R	SP Porters Vale LLC	3,900	3,900	8	3,892
64	64-10-20-252-001.000-029	R	Porter's Vale Shopping Center LLC	-	-	-	-
64	64-10-20-252-002.000-029	R	SP Porters Vale LLC	19,122,500	19,122,500	498,540	18,623,960
64	64-10-20-252-003.000-029	R	Meijer Stores Limited Partnership	470,900	470,900	333	470,567
64	64-10-20-252-004.000-029	R	Meijer Stores Limited Partnership	-	-	-	-
64	64-10-20-301-001.000-029	R	Family Express Corp %1ST American Mgt	9,500	9,500	4,930	4,570
64	64-10-20-301-002.000-029	R	Family Express Corporation	310,300	310,300	8,594	301,706
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	1,631,700	1,631,700	993,537	638,163
64	64-10-20-301-005.000-029	R	Family Express Corp %1ST American Mgt	-	-	-	-
64	64-10-20-301-006.000-029	R	Family Express Corporation	-	-	-	-
64	64-10-20-302-001.000-029	R	Family Express Corp	878,200	878,200	398,057	480,143
64	64-10-20-302-002.000-029	R	CFT NV Developments LLC	668,700	668,700	23,949	644,751
64	64-10-20-302-003.000-029	R	Valert Properties LLC	1,097,800	1,097,800	43,079	1,054,721
64	64-10-20-302-004.000-029	R	CFT NV Developments LLC	-	-	-	-
64	64-10-20-302-005.000-029	R	CFT NV Developments LLC	-	-	-	-
64	64-10-20-302-006.000-029	R	Family Express Corp	-	-	-	-
64	64-10-20-303-001.000-029	R	Aldi (Indiana) Lp	1,504,300	1,504,300	132,249	1,372,051
64	64-10-20-303-002.000-029	R	Inland Valparaiso Walk LLC	10,831,500	10,831,500	1,355,972	9,475,528
64	64-10-20-326-001.000-029	R	BMD Porters Vale LLC	2,500	2,500	1,597	903
64	64-10-20-326-002.000-029	R	BMD Porters Vale LLC	2,400	2,400	1,566	834
64	64-10-20-351-004.000-029	R	Menard Inc	7,982,800	7,982,800	377,542	7,605,258
64	64-10-20-401-001.000-029	R	Meijer Stores Limited Partnership	348,500	348,500	2,572	345,928
64	64-10-20-403-005.000-029	R	Church Evangelical Free Church Of Washin	2,025,700	-	-	-
64	64-10-20-403-006.000-029	R	Church Evangelical Free Of Washington To	187,900	-	-	-
64	64-10-20-426-001.000-029	R	Evangelical Free Church Of Washington Tw	662,800	-	-	-
64	64-10-20-426-003.000-029	R	SP Porters Vale LLC	2,000	2,000	1,315	685
64	64-10-29-101-001.000-029	R	Regional Federal Credit Union	708,400	708,400	13,586	694,814
64	64-10-29-101-002.000-029	R	Regional Federal Credit Union	1,500	1,500	864	636
64	64-10-29-101-003.000-029	R	Boilemaker Center LLC	1,764,400	1,764,400	45,681	1,718,719
64	64-10-29-101-004.000-029	R	Sound Executive Center LLC	693,500	693,500	72,862	620,638
64	64-10-29-101-005.000-029	R	Hain Dennis C Trust1/2 & Judith A Trust	2,700	2,700	741	1,959

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List of All Individual Components in Each Allocation Area  
(Data for January 1, 2017 Pay 2018)

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
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	2,771,800	2,771,800	26,823	2,744,977
64	64-10-29-127-003.000-029	R	St Mary Medical Center Inc	175,800	175,800	6,528	169,272
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	5,000	5,000	1,386	3,614
64	64-10-29-128-003.000-029	R	Midwest Property Enterprises LLC	1,054,500	1,054,500	13,703	1,040,797
64	64-10-29-128-004.000-029	R	Vogt Robert A	484,900	484,900	602	484,298
64	64-10-29-151-001.000-029	R	Valparaiso Development Llc	33,900	33,900	1,002	32,898
64	64-10-29-152-001.000-029	R	Sisusaaz LLC	596,800	593,800	14,003	579,797
64	64-10-29-152-002.000-029	R	Belden LLC	246,000	246,000	9,329	236,671
64	64-10-29-152-003.000-029	R	Eastport Commons LLC	977,200	766,200	23,688	742,512
64	64-10-29-152-004.000-029	R	Prabhudas LLC	442,900	442,900	8,373	434,527
64	64-10-29-152-005.000-029	R	Farm Credit Services of Mid America FLCA	457,100	457,100	6,786	450,314
64	64-10-29-152-008.000-029	R	Northern Ind Public Service Co	157,400	157,400	6,617	150,783
64	64-10-29-152-009.000-029	R	Lake County Trust 6086	2,800,100	2,800,100	20,072	2,780,028
64	64-10-29-152-010.000-029	R	Lake County Trust 6086	96,900	96,900	717	96,183
64	64-10-29-152-011.000-029	R	Brown Inc	2,555,100	2,555,100	239,196	2,315,904
64	64-10-29-152-012.000-029	R	Eastport Centre Association Inc	6,500	6,500	20	6,480
64	64-10-29-153-001.000-029	R	Barr Touch Holdings LLC	65,300	65,300	924	64,376
64	64-10-29-153-002.000-029	R	Ent Building Llc	594,900	594,900	16,347	578,553
64	64-10-29-153-003.000-029	R	Barr Touch Holdings LLC	2,103,800	1,863,060	918,333	944,727
64	64-10-29-176-001.000-029	R	RTS Development LLC	1,161,300	1,161,300	32,755	1,128,545
64	64-10-29-176-002.000-029	R	Mislenkov Enterprises Llc	1,538,700	1,538,700	556,023	982,677
64	64-10-29-177-001.000-029	R	United Way Of Portercounty Inc	188,300	-	-	-
64	64-10-29-177-002.000-029	R	United Way Of Porter County Indiana Inc	731,200	-	-	-
64	64-10-29-177-003.000-029	R	Flexware Properties North LLC	1,406,800	1,406,800	10,901	1,395,899
64	64-10-29-177-004.000-029	R	Eastport Centre Association Inc	1,900	1,900	77	1,823
64	64-10-29-177-005.000-029	R	H-S Venture Llc	313,100	313,100	195,993	117,107
64	64-10-29-177-006.000-029	R	Marshall Family Real Estate Revocable Tr	394,900	394,900	10,019	384,881
64	64-10-29-177-008.000-029	R	Big Dogs LLC	1,376,100	1,376,100	921,606	454,494
64	64-10-29-177-011.000-029	R	Laborers International Union of North Am	1,198,000	1,198,000	6,600	1,191,400
64	64-10-29-201-001.000-029	R	Chester Inc	1,649,200	1,649,200	43,245	1,605,955
64	64-10-29-201-002.000-029	R	Chester Inc	79,900	79,900	2,913	76,987
64	64-10-29-201-003.000-029	R	Chester Inc	-	-	-	-
64	64-10-29-201-004.000-029	R	Chester Inc	-	-	-	-
64	64-10-29-202-001.000-029	R	McAfee Animal Hospital LLC	843,200	843,200	25,279	817,921
64	64-10-29-202-002.000-029	R	FLS Properties LLC	501,200	405,850	1,514	404,336
64	64-10-29-203-001.000-029	R	J and N Realty LLC	4,600	4,600	2,770	1,830
64	64-10-29-203-002.000-029	R	J & N Realty LLC	1,144,900	768,379	14,384	753,995
64	64-10-29-203-003.000-029	R	South Shore Medical LLC	714,000	714,000	8,762	705,238
64	64-10-29-203-004.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-001.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-002.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-003.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-004.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-005.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-006.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-007.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-008.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-009.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-010.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-011.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-012.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-013.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-014.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-015.000-029	R	Valparaiso Redevelopment Commission	-	-	-	-
64	64-10-29-220-881.000-029	R	Valparaiso City of	-	-	-	-
64	64-10-29-221-001.000-029	R	PK Industrial LLC	22,600	22,600	13	22,587
64	64-10-29-221-002.000-029	R	Valparaiso Redevelopment Commission	27,100	-	-	-
64	64-10-29-221-003.000-029	R	Valparaiso Redevelopment Commission	10,800	-	-	-
64	64-10-29-221-004.000-029	R	Valparaiso Redevelopment Commission	8,700	-	-	-
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	150,600	150,600	2,296	148,304
64	64-10-29-252-001.000-029	R	South Shore Medical LLC	69,900	69,900	973	68,927

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County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-252-002.000-029	R	Scientific Holdings LLC	835,400	835,400	6,898	828,502
64	64-10-29-252-003.000-029	R	Stamina Chemical LLC	692,200	692,200	8,150	684,050
64	64-10-29-252-004.000-029	R	Stamina Chemical LLC	2,100,700	2,100,700	3,273	2,097,427
64	64-10-29-252-005.000-029	R	Stamina Chemical LLC	83,400	83,400	897	82,503
64	64-10-29-252-008.000-029	R	Redbow 100 Llc	1,215,400	1,215,400	646,849	568,551
64	64-10-29-252-009.000-029	R	Redbow 100 Llc	176,900	176,900	176,900	-
64	64-10-29-252-010.000-029	R	Redbow 100 Llc	2,300	2,300	2,267	33
64	64-10-29-252-011.000-029	R	Redbow 100 Llc	2,300	2,300	863	1,437
64	64-10-29-253-003.000-029	R	Aero Land Management LLC	819,600	819,600	311,786	507,814
64	64-10-29-253-004.000-029	R	Chester Inc	819,800	819,800	311,786	508,014
64	64-10-29-253-005.000-029	R	Chester Inc	240,800	240,800	240,800	-
64	64-10-29-301-001.000-029	R	ASAA Holding Company LLC	438,300	438,300	161,357	276,943
<b>Grand Totals:</b>				<b>\$ 598,429,710</b>	<b>\$ 510,467,399</b>	<b>\$ 212,335,964</b>	<b>\$ 299,059,720</b>