



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

**Annual Report of the Valparaiso Redevelopment Commission
For Fiscal Year Ending December 31, 2020**

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

Dated:
March 23, 2021

Prepared by:

Cender & Company
L.L.C.

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

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TRANSMITTAL LETTER

March 23, 2021

Matt Murphy, Mayor
c/o Valparaiso City Council
City of Valparaiso
Valparaiso City Hall
166 Lincolnway
Valparaiso, Indiana 46383

Dear Mayor Murphy:

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, 2020** 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 Brandon Dickinson 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'.

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

Enclosure

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

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

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

**Annual Report of the Valparaiso Redevelopment Commission
For Fiscal Year Ending December 31, 2020**

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, 2020 (the “**2020 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).

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.

2020 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

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 2020.

- Rob Thorgren
- Rick Urschel
- Trish Sarkisian
- George Douglas
- Evan Costas

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. Pursuant to Section 6.1(d), the nonvoting member may also be a member of a school board or recommended by the 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

2020 COMMISSION OFFICERS

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

<u>Commissioner</u>	<u>Office</u>
Rob Thorgren	President
Rick Urschel	Vice-President
Trish Sarkisian	Secretary

MEETINGS OF THE COMMISSION

During calendar year 2020, the Commission met on the following dates:

- January 9, 2020
- February 12, 2020
- March 12, 2020
- April 9, 2020
- May 14, 2020
- June 11, 2020
- July 16, 2020
- August 13, 2020
- September 10, 2020
- October 8, 2020
- October 26, 2020
- November 19, 2020
- December 10, 2020

The minutes of the regular and special meetings of the Commission during calendar year 2020 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 <https://www.ci.valparaiso.in.us/AgendaCenter/Redevelopment-Commission-9>

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 2020 pursuant to contractual agreements between the Commission and the identified professional consulting firm(s), each as approved during regular meetings of the Commission in 2020.

<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
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

DISTRIBUTIONS OF TAX INCREMENT IN 2020

The Office of the Porter County Auditor distributed tax increment to the Commission in Fiscal Year 2020.

<u>Allocation Area</u>	<u>(1st installment) June 5, 2020</u>	<u>(2nd installment) December 17, 2020</u>	<u>Total</u>
Valparaiso ED Area Allocation Area	3,267,210.14	3,577,180.13	6,844,390.27
Totals:	<u>\$ 3,267,210.14</u>	<u>\$ 3,577,180.13</u>	<u>\$ 6,844,390.27</u>

Source:

FORM-22 TIFs from the Office of the Porter County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 8th, 2020 and December 17th, 2020 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 2020.

\$6,810,000 Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2019

Refunding of Valparaiso Redevelopment District Bonds, Series 2014A & 2014B

Interest Rate: 3.00 - 4.00%

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 565,000.00	\$ 100,850.00	\$ 665,850.00
January 15, 2021	575,000.00	92,375.00	667,375.00
FY Totals:	\$ 1,140,000.00	\$ 193,225.00	\$ 1,333,225.00

As of February 1, 2021

Outstanding Principal Due:	\$ 4,940,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	4
Remaining Semi-Annual Payments:	8

City of Valparaiso, Indiana Economic Development Tax Increment Revenue Bonds, Series 2018 (Vale View)

\$ 704,000 for project infrastructure and economic development purposes - Interest Rate:

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ -	\$ 13,200.00	\$ 13,200.00
January 15, 2021	-	13,200.00	13,200.00
FY Totals:	\$ -	\$ 26,400.00	\$ 26,400.00

As of February 1, 2021

Outstanding Principal Due:	\$ 704,000.00
Final Maturity Date:	January 15, 2044
Remaining Bond Life (Years):	22.5
Remaining Semi-Annual Payments:	45

City of Valparaiso, IN Redevelopment District Tax Increment Revenue Refunding Bonds, Series 2016A

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

Interest Rate: 3.00%

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 175,000.00	\$ 10,575.00	\$ 185,575.00
January 15, 2021	170,000.00	7,950.00	177,950.00
FY Totals:	\$ 345,000.00	\$ 18,525.00	\$ 363,525.00

As of February 1, 2021

Outstanding Principal Due:	\$ 360,000.00
Final Maturity Date:	January 15, 2022
Remaining Bond Life (Years):	1
Remaining Semi-Annual Payments:	2

City of Valparaiso, IN 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%

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 115,000.00	\$ 20,750.00	\$ 135,750.00
January 15, 2021	110,000.00	19,025.00	129,025.00
FY Totals:	\$ 225,000.00	\$ 39,775.00	\$ 264,775.00

As of February 1, 2021

Outstanding Principal Due:	\$ 955,000.00
Final Maturity Date:	January 15, 2025
Remaining Bond Life (Years):	4
Remaining Semi-Annual Payments:	8

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

2020 Payments	Principal Amount	Interest Amount	Total
July 15, 2020	\$ 40,000.00	\$ 42,686.00	\$ 82,686.00
January 15, 2021	40,000.00	42,056.00	82,056.00
FY Totals:	\$ 80,000.00	\$ 84,742.00	\$ 164,742.00

As of February 1, 2021

Outstanding Principal Due:	\$ 2,135,000.00
Final Maturity Date:	January 15, 2040
Remaining Bond Life (Years):	20
Remaining Semi-Annual Payments:	40

COMMISSION FUND BALANCES FOR 2020

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 711 - RDC General Fund

(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 5,417,211.80	\$ 1,143,542.47	\$ 381,489.31	\$ 6,179,264.96

Fund 712 - RDC Project Fund

(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 319,789.33	\$ 858.94	\$ 291,498.11	\$ 29,150.16

Fund 713 - RDC Grant Fund

(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ (114,765.12)	\$ 345,642.49	\$ 244,953.99	\$ (14,076.62)

Fund 714 - RDC Debt Reserve

(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 1,103,527.49	\$ -	\$ -	\$ 1,103,527.49

Fund 715- RDC Consolidated Area			
(January 1, 2020)			(December 31, 2020)
Beginning Balance:	Revenues:	Disbursements:	Ending Balance
\$ 10,280,565.27	\$ 9,624,938.11	\$ 8,963,311.93	\$ 10,942,191.45

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

ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY

Pursuant to IC 36-7-25-7, the Commission granted tax increment funds in the amount of \$600,000, but not exceeding fifteen (15) percent of allocation tax increment proceeds it received in fiscal year 2020, to the following educational programs for the purpose of preparing individuals to participate in the competitive and global economy:

East Porter County School Corporation – 21st Century Education Challenge Grant - **\$ 171,163.00**
Valparaiso Community Schools – 21st Century Education Challenge Grant - **\$ 428,830.00**

SUMMARY OF COMMISSION RESOLUTIONS IN 2020

Resolution 20-1: RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION CONCERNING THE 2021 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR THE VALPARAISO REDEVELOPMENT COMMISSION ALLOCATION AREA

Resolution 20-2: RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION PRELIMINARILY APPROVING THE ESTABLISHMENT OF A RESIDENTIAL HOUSING DEVELOPMENT PROGRAM AND AUTHORIZING ACTIONS IN FURTHERANCE THEREOF

Resolution 20-3: RESOLUTION OF THE CITY OF VALPARAISO, INDIANA, REDEVELOPMENT COMMISSION DESIGNATING AND DECLARING A CERTAIN AREA AS AN ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA, ESTABLISHING A RESIDENTIAL HOUSING PROGRAM IN SAID AREA AND REGARDING RELATED MATTERS (CALKINS HILL RESIDENTIAL ECONOMIC DEVELOPMENT AREA)

Resolution 20-4: RESOLUTION OF THE CITY OF VALPARAISO, INDIANA, REDEVELOPMENT COMMISSION CONFIRMING THE ESTABLISHMENT OF THE CALKINS HILL RESIDENTIAL ECONOMIC DEVELOPMENT AREA AND RELATED ALLOCATION AREA IN THE CITY OF VALPARAISO AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA

Resolution 20-5: RESOLUTION OF THE CITY OF VALPARAISO, INDIANA, REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF ECONOMIC DEVELOPMENT REVENUE BONDS OF THE CITY OF VALPARAISO, AND APPROVING RELATED MATTERS (CALKINS HILL PROJECT)

Resolution 20-6: RESOLUTION OF THE CITY OF VALPARAISO REDEVELOPMENT COMMISSION ESTABLISHING A NONVOTING ADVISOR

Resolution 20-7: RESOLUTION OF THE VALPARAISO REDEVELOPMENT COMMISSION AUTHORIZING EXECUTION OF DOCUMENT BY ROB THORGREN

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 2020 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 2020 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

Brandon Dickinson

Executive Director

Valparaiso Redevelopment Commission

Telephone Number: 219-462-1161

Facsimile Number: 219-464-4273

Website Address: <https://www.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, 2020
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-29-015373886-029	Personal	Jet Corr Inc	\$ 15,317,450	\$ 15,317,450	\$ -	\$ 15,317,450
64	64-29-800000218-029	Personal	Pratt Paper Llc	79,149,510	26,641,180	-	26,641,180
64	64-10-20-301-001.000-029	Real	Family Express Corp %1ST American Mgt	-	-	-	-
64	64-10-20-301-002.000-029	Real	Family Express Corporation	-	-	-	-
64	64-10-20-301-003.000-029	Real	Valparaiso City of	-	-	-	-
64	64-10-20-351-005.000-029	Real	Menard Inc	-	-	-	-
64	64-10-20-302-001.000-029	Real	Family Express Corp	-	-	-	-
64	64-10-20-203-001.000-029	Real	Valparaiso City Utilities	-	-	-	-
64	64-10-20-203-002.000-029	Real	Valparaiso City Utilities	-	-	-	-
64	64-10-20-303-001.000-029	Real	Aldi (Indiana) Lp	-	-	-	-
64	64-10-20-303-002.000-029	Real	Inland Valparaiso Walk LLC	-	-	-	-
64	64-10-20-403-005.000-029	Real	Church Evangelical Free Church Of Washin	1,878,500	-	-	-
64	64-10-20-403-006.000-029	Real	Church Evangelical Free Of Washington To	194,900	-	-	-
64	64-10-20-426-001.000-029	Real	Evangelical Free Church Of Washington Tw	662,800	-	-	-
64	64-10-17-201-019.000-029	Real	SJBZ Porter Holdings LLC	-	-	-	-
64	64-10-17-301-007.000-029	Real	Valparaiso City Of	-	-	-	-
64	64-10-17-151-007.000-029	Real	Valparaiso City Of	-	-	-	-
64	64-10-17-151-008.000-029	Real	Valparaiso City Of	-	-	-	-
64	64-10-17-252-001.000-029	Real	Valparaiso Economic Development Corporat	-	-	-	-
64	64-10-17-326-001.000-029	Real	State Of Indiana Deptof Transportation	-	-	-	-
64	64-10-29-201-002.000-029	Real	Chester Inc	-	-	-	-
64	64-10-29-221-801.000-029	Real	Valparaiso City of	-	-	-	-
64	64-10-29-221-002.000-029	Real	Valparaiso Redevelopment Commission	22,900	-	-	-
64	64-10-29-221-802.000-029	Real	Valparaiso City of	-	-	-	-
64	64-10-29-221-003.000-029	Real	Valparaiso Redevelopment Commission	9,100	-	-	-
64	64-10-29-221-004.000-029	Real	Valparaiso Redevelopment Commission	7,300	-	-	-
64	64-10-29-102-001.000-029	Real	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-102-002.000-029	Real	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-001.000-029	Real	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-002.000-029	Real	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-126-003.000-029	Real	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-126-004.000-029	Real	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-127-001.000-029	Real	Ivy Tech College Trustees	-	-	-	-
64	64-10-29-127-004.000-029	Real	Trustees of Ivy Tech Community College o	-	-	-	-
64	64-10-29-177-001.000-029	Real	United Way Of Portercounty Inc	188,300	-	-	-
64	64-10-29-177-002.000-029	Real	United Way Of Porter County Indiana Inc	727,600	-	-	-
64	64-10-29-178-001.000-029	Real	Big Dogs LLC	-	-	-	-
64	64-10-29-178-002.000-029	Real	Big Dogs LLC	-	-	-	-
64	64-10-17-201-023.000-029	Real	SJBZ Porter Holdings LLC	2,100	2,100	41	2,059
64	64-10-17-251-006.000-029	Real	SJBZ Porter Holdings LLC	2,700	2,700	59	2,641
64	64-10-17-128-001.000-029	Real	VPAH Lakes Property LLC	3,700	3,700	73	3,627
64	64-10-17-201-021.000-029	Real	SJBZ Porter Holdings LLC	4,800	4,800	95	4,705
64	64-10-29-152-012.000-029	Real	Eastport Centre Association Inc	5,500	5,500	135	5,365
64	64-10-29-177-004.000-029	Real	Eastport Centre Association Inc	1,600	1,600	135	1,465
64	64-10-17-201-022.000-029	Real	SJBZ Porter Holdings LLC	8,100	8,100	160	7,940
64	64-10-17-251-005.000-029	Real	SJBZ Porter Holdings LLC	8,000	8,000	173	7,827
64	64-10-20-301-005.000-029	Real	Family Express Corp %1ST American Mgt	9,500	9,500	188	9,312
64	64-10-17-176-002.000-029	Real	Vansland LLC	9,600	9,600	206	9,394
64	64-10-17-428-001.000-029	Real	SJBZ Porter Holdings LLC	11,900	11,900	258	11,642
64	64-10-17-251-007.000-029	Real	SJBZ Porter Holdings LLC	15,000	15,000	324	14,676
64	64-10-17-126-002.000-029	Real	SJBZ Porter Holdings LLC	24,400	24,400	482	23,918
64	64-10-17-177-002.000-029	Real	SJBZ Porter Holdings LLC	25,600	25,600	554	25,046
64	64-10-20-203-003.000-029	Real	SP Porters Vale LLC	1,400	1,400	571	1,382
64	64-10-29-101-005.000-029	Real	Hain Dennis C Trust1/2 & Judith A Trust	2,300	2,300	1,029	1,271
64	64-10-29-101-002.000-029	Real	Regional Federal Credit Union	1,500	1,500	1,176	324
64	64-10-20-251-007.000-029	Real	SP Porters Vale LLC	3,300	3,300	1,349	3,251
64	64-10-29-252-011.000-029	Real	Valparaiso City Utilities	1,900	1,900	1,536	728
64	64-10-20-426-003.000-029	Real	SP Porters Vale LLC	1,700	1,700	1,668	54
64	64-10-29-252-010.000-029	Real	Valparaiso City Utilities	1,900	1,900	1,892	17
64	64-10-29-128-002.000-029	Real	Bulk Transport Corporation	4,200	4,200	1,920	2,280

Prepared by:

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2020
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-20-326-002.000-029	Real	BMD Porters Vale LLC	2,000	2,000	1,943	95
64	64-10-29-151-001.000-029	Real	Valparaiso Development Llc	33,900	33,900	1,998	31,902
64	64-10-20-326-001.000-029	Real	BMD Porters Vale LLC	2,100	2,100	2,060	80
64	64-10-29-153-001.000-029	Real	Barr Touch Holdings LLC	65,300	65,300	2,514	62,786
64	64-10-29-252-001.000-029	Real	South Shore Medical LLC	69,900	69,900	2,671	67,229
64	64-10-29-252-005.000-029	Real	Stamina Chemical LLC	83,400	83,400	2,836	80,564
64	64-10-29-152-010.000-029	Real	Lake County Trust 6086	96,900	96,900	2,865	94,035
64	64-10-29-203-001.000-029	Real	J and N Realty LLC	3,900	3,900	3,750	150
64	64-10-20-102-022.000-029	Real	Yoder Custom Design LLC	231,000	231,000	4,563	226,437
64	64-10-29-201-004.000-029	Real	Chester Inc	185,800	185,800	5,242	180,558
64	64-10-29-251-001.000-029	Real	Mislenkov Danny	150,600	150,600	6,020	144,580
64	64-10-29-201-003.000-029	Real	A5 Properties LLC	906,300	333,270	9,150	324,120
64	64-10-20-301-006.000-029	Real	Family Express Corporation	310,300	310,300	9,200	301,100
64	64-10-29-221-001.000-029	Real	PK Industrial LLC	19,100	19,100	9,650	18,900
64	64-10-29-202-002.000-029	Real	FLS Properties LLC	455,900	455,900	11,504	444,396
64	64-10-29-152-008.000-029	Real	Northern Ind Public Service Co	157,500	157,500	11,883	145,617
64	64-10-29-127-003.000-029	Real	St Mary Medical Center Inc	175,800	175,800	12,127	163,673
64	64-10-29-128-004.000-029	Real	Vogt Robert A	631,900	631,900	13,280	618,620
64	64-10-29-152-002.000-029	Real	Belden LLC	246,000	246,000	17,227	228,773
64	64-10-29-152-005.000-029	Real	Farm Credit Services of Mid America FLCA	429,900	429,900	17,489	412,411
64	64-10-29-252-004.000-029	Real	Stamina Chemical LLC	2,049,400	703,440	18,234	685,206
64	64-10-29-152-004.000-029	Real	Prabhudas LLC	431,000	431,000	19,614	411,386
64	64-10-20-302-005.000-029	Real	CFT NV Developments LLC	679,400	679,400	20,142	659,258
64	64-10-29-177-006.000-029	Real	GMMB Buildings LLC	394,800	394,800	21,081	373,719
64	64-10-20-127-005.000-029	Real	Vansland2 LLC	24,600	24,600	24,600	-
64	64-10-29-252-003.000-029	Real	Stamina Chemical LLC	703,800	703,800	24,707	679,093
64	64-10-29-203-003.000-029	Real	South Shore Medical LLC	663,200	663,200	24,716	638,484
64	64-10-20-302-006.000-029	Real	Family Express Corp	836,100	836,100	24,805	811,295
64	64-10-29-252-002.000-029	Real	Scientific Holdings LLC	799,600	799,600	24,939	774,661
64	64-10-20-103-006.000-029	Real	Magnatrust Llc	93,000	93,000	27,352	65,648
64	64-10-20-103-007.000-029	Real	Magnatrust LLC	94,800	94,800	27,577	67,223
64	64-10-29-177-011.000-029	Real	Laborers International Union of North Am	1,173,900	1,173,900	31,938	1,141,962
64	64-10-29-101-001.000-029	Real	Regional Federal Credit Union	710,700	710,700	32,050	678,650
64	64-10-29-153-002.000-029	Real	Ent Building Llc	538,300	538,300	32,305	505,995
64	64-10-20-103-004.000-029	Real	Magnatrust Llc	272,500	272,500	34,572	237,928
64	64-10-20-103-005.000-029	Real	Magnatrust LLC	246,900	246,900	34,862	212,038
64	64-10-29-128-003.000-029	Real	Midwest Property Enterprises LLC	984,500	984,500	37,613	946,887
64	64-10-29-203-002.000-029	Real	J & N Realty LLC	1,140,300	978,124	38,390	939,734
64	64-10-29-177-003.000-029	Real	Flexware Properties North LLC	1,344,700	1,344,700	41,013	1,303,687
64	64-10-29-152-003.000-029	Real	Eastport Commons LLC	922,700	775,070	46,713	728,357
64	64-10-29-202-001.000-029	Real	McAfee Animal Hospital LLC	770,800	770,800	48,738	722,062
64	64-10-29-152-001.000-029	Real	Sisusaaz LLC	1,809,300	1,809,300	54,304	1,754,996
64	64-10-29-176-001.000-029	Real	RTS Development LLC	1,056,000	1,056,000	64,283	991,717
64	64-10-20-252-004.000-029	Real	Meijer Stores Limited Partnership	165,000	165,000	67,174	163,044
64	64-10-20-302-003.000-029	Real	Valert Properties LLC	1,060,000	1,060,000	78,049	981,951
64	64-10-29-152-009.000-029	Real	Lake County Trust 6086	2,697,900	2,697,900	79,901	2,617,999
64	64-10-29-201-001.000-029	Real	Chester Inc	1,514,000	1,514,000	87,236	1,426,764
64	64-10-29-127-002.000-029	Real	East Valparaiso Llc	2,691,400	2,691,400	88,723	2,602,677
64	64-10-29-101-003.000-029	Real	Boilermaker Center LLC	1,663,800	1,663,800	93,425	1,570,375
64	64-10-20-103-003.000-029	Real	Hinterman Richard M Revoc Living Trust	193,500	193,500	96,572	96,928
64	64-10-29-101-004.000-029	Real	Executive Center LLC	661,700	661,700	109,664	552,036
64	64-10-20-102-019.000-029	Real	Baumann Anton J	163,700	163,700	124,080	39,620
64	64-10-20-102-020.000-029	Real	Blaney Kenneth P Sr	238,100	238,100	135,126	102,974
64	64-10-20-102-018.000-029	Real	Crown Engineeringholdings	227,000	227,000	140,491	86,509
64	64-10-20-103-001.000-029	Real	R & S Valpo Properties LLC	243,300	243,300	156,941	86,359
64	64-10-20-102-023.000-029	Real	Gtwarehouse Llc %Richden Company	994,900	994,900	160,092	834,808
64	64-10-20-102-017.000-029	Real	Ocean Life Investments LLC	219,000	219,000	165,232	53,768
64	64-10-20-102-021.000-029	Real	Satterlee Nancy	169,100	169,100	169,100	-
64	64-10-20-303-004.000-029	Real	Aldi (Indiana) Lp	1,403,400	1,403,400	175,083	1,228,317
64	64-10-29-252-009.000-029	Real	Valparaiso City Utilities	176,900	176,900	176,900	-

Prepared by:



**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-20-103-002.000-029	Real	Lifestyle Properties Llc	277,300	277,300	203,900	73,400
64	64-10-29-253-005.000-029	Real	Chester Inc	206,600	206,600	206,600	-
64	64-10-29-301-001.000-029	Real	ASAA Holding Company LLC	402,900	402,900	221,869	181,031
64	64-10-20-251-005.000-029	Real	SP Porters Vale LLC	243,700	243,700	243,700	-
64	64-10-29-177-005.000-029	Real	H-S Venture Llc	311,400	311,400	265,979	45,421
64	64-10-20-327-001.000-029	Real	Franciscan Alliance Inc	364,000	364,000	364,000	-
64	64-10-29-152-011.000-029	Real	Brown Inc	2,553,800	2,553,800	367,548	2,186,252
64	64-10-20-401-001.000-029	Real	Meijer Stores Limited Partnership	939,000	939,000	385,513	922,477
64	64-10-29-253-003.000-029	Real	Aero Machine & Manufacturing LLC	703,800	703,800	427,236	276,564
64	64-10-29-253-004.000-029	Real	Chester Inc	703,800	703,800	427,236	276,564
64	64-10-20-351-004.000-029	Real	Menard Inc	10,168,300	10,168,300	701,365	9,466,935
64	64-10-29-176-002.000-029	Real	Mislenkov Enterprises Llc	1,406,000	1,406,000	764,892	641,108
64	64-10-20-376-002.000-029	Real	Franciscan Alliance Inc	775,000	775,000	775,000	-
64	64-10-29-252-008.000-029	Real	Redbow 100 Llc	1,227,800	1,227,800	1,052,527	350,546
64	64-10-29-177-008.000-029	Real	Big Dogs LLC	1,166,800	1,166,800	1,166,800	-
64	64-10-29-153-003.000-029	Real	Barr Touch Holdings LLC	2,105,300	1,984,836	1,256,640	728,196
64	64-10-20-301-004.000-029	Real	Shree JI Properties LLC	1,430,100	1,430,100	1,345,380	84,720
64	64-10-20-303-003.000-029	Real	Inland Valparaiso Walk LLC	10,790,700	10,790,700	1,721,037	9,069,663
64	64-10-20-251-006.000-029	Real	SP Porters Vale LLC	3,739,000	3,739,000	2,183,868	2,591,887
64	64-10-20-251-004.000-029	Real	J C Penny Properties Inc	7,923,000	7,923,000	5,367,748	4,258,754
64	64-10-20-176-002.000-029	Real	Meijer Stores Limited Partnership	16,525,900	16,525,900	6,757,468	16,280,720
64	64-10-20-252-002.000-029	Real	SP Porters Vale LLC	20,108,200	20,108,200	8,584,179	19,206,701
64	64-10-32-400-005.000-029	Real	Pratt Paper (IN) LLC	464,700	464,700	-	464,700
64	64-10-32-400-008.000-029	Real	Trust No 4 1/2 & Horan Timothy R & Horan	5,300	5,300	-	5,300
64	64-10-32-301-002.000-029	Real	Pratt Paper (IN) LLC	14,259,600	5,336,268	2,830	5,333,438
64	64-10-32-301-001.000-029	Real	MM Valpo LLC	10,729,600	10,729,600	71,778	10,657,822
64	64-10-32-152-001.000-029	Real	Porter County Jail Building Corporation	-	-	-	-
64	64-10-33-101-005.000-029	Real	4501 Airport LLC	-	-	-	-
64	64-10-33-102-001.000-029	Real	MAAC Foundation Inc	198,500	-	-	-
64	64-10-29-351-814.000-029	Real	State of Indiana	-	-	-	-
64	64-10-08-200-009.000-029	Real	Patko P & K LLC	300	300	300	-
64	64-10-33-400-003.000-029	Real	Transpoint Intermodal LLC	2,800	2,800	2,800	-
64	64-10-33-101-011.000-029	Real	Blum Bette Kay Trustee Trust #1115	2,900	2,900	2,900	-
64	64-10-32-151-004.000-029	Real	JKC Holdings Inc	3,400	3,400	3,400	-
64	64-10-33-200-025.000-029	Real	Transpoint Intermodal LLC	5,300	5,300	5,300	-
64	64-10-32-177-003.000-029	Real	Pratt Paper LLC	6,300	6,300	6,300	-
64	64-10-32-200-015.000-029	Real	Store Capital Acquisitions LLC	6,500	6,500	6,500	-
64	64-10-08-200-001.000-029	Real	Patko P & K LLC	10,500	10,500	10,500	-
64	64-10-08-200-005.000-029	Real	Patko P & K LLC	12,300	12,300	12,300	-
64	64-10-32-200-013.000-029	Real	Store Capital Acquisitions LLC	13,500	13,500	13,500	-
64	64-10-32-177-002.000-029	Real	Pratt Paper (IN) LLC	21,500	21,500	21,500	-
64	64-10-33-200-023.000-029	Real	Transpoint Intermodal LLC	25,400	25,400	25,400	-
64	64-10-33-151-001.000-029	Real	72 North LLC	25,900	25,900	25,900	-
64	64-10-33-400-008.000-029	Real	Bozik James S & Tabor Glenn J Co-Trustee	32,600	32,600	32,600	-
64	64-10-33-103-001.000-029	Real	Muro Cory Marcel	60,600	60,600	37,564	23,036
64	64-10-33-176-001.000-029	Real	Transpoint Intermodal LLC	38,800	38,800	38,800	-
64	64-10-33-103-002.000-029	Real	4501 Airport LLC	75,800	75,800	47,898	27,902
64	64-10-29-351-010.000-029	Real	Richart John E	123,600	52,465	51,628	837
64	64-10-32-151-003.000-029	Real	JKC Holdings LLC	51,700	51,700	51,700	-
64	64-10-29-351-004.000-029	Real	Reynolds Brian	124,700	51,805	51,805	-
64	64-10-32-200-018.000-029	Real	Hickson Corporation	54,600	54,600	54,600	-
64	64-10-08-200-003.000-029	Real	Kuehl Donald E & Mildred A/H&W	147,400	64,925	64,445	480
64	64-10-08-200-006.000-029	Real	Patko P & K LLC	65,000	65,000	65,000	-
64	64-10-29-351-006.000-029	Real	Williams Correy	92,200	92,200	69,251	22,949
64	64-10-32-151-005.000-029	Real	JKC Holdings LLC	71,000	71,000	71,000	-
64	64-10-29-351-007.000-029	Real	Cletcher Dennis Lee & Gail Ann/H&W	154,700	72,845	72,596	249
64	64-10-33-103-003.000-029	Real	4501 Airport LLC	136,800	136,800	86,444	50,356
64	64-10-32-151-007.000-029	Real	Babich Nicholas J Jr	89,800	86,800	86,800	-
64	64-10-29-351-009.000-029	Real	Wisiz James Living Trust 1/2 & Wisiz Miche	176,300	87,735	86,810	925
64	64-10-33-101-004.000-029	Real	4501 Airport LLC	1,012,500	142,000	90,939	51,061

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**CITY OF VALPARAISO
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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-29-351-005.000-029	Real	Luzadder Christopher	152,700	93,955	91,837	2,118
64	64-10-08-200-008.000-029	Real	Patko P & K LLC	95,100	95,100	95,100	-
64	64-10-32-200-001.000-029	Real	Racer LLC	103,400	103,400	103,400	-
64	64-10-29-351-003.000-029	Real	One Source 4 Homes LLC	115,000	115,000	115,000	-
64	64-10-29-351-002.000-029	Real	Wisn James Living Trust 1/2 & Wisn Miche	131,100	128,100	128,100	-
64	64-10-29-351-008.000-029	Real	Cletcher Dennis Lee & Gail Ann/H&W	136,300	136,300	136,300	-
64	64-10-29-351-014.000-029	Real	Richey Jack E	137,600	137,600	137,600	-
64	64-10-33-200-024.000-029	Real	Transpoint Intermodal LLC	183,200	183,200	183,200	-
64	64-10-08-200-004.000-029	Real	Johnson Gregory Wayne	186,700	98,405	186,700	-
64	64-10-33-101-006.000-029	Real	Larkin LLC	213,500	213,500	213,500	-
64	64-10-29-352-001.000-029	Real	Rieth Riley Construction Co Inc	227,500	227,500	227,500	-
64	64-10-33-101-007.000-029	Real	LARKN LLC	320,300	320,300	231,500	88,800
64	64-10-33-400-004.000-029	Real	Bozik James S & Tabor Glenn J Co-Trustee	261,000	261,000	261,000	-
64	64-10-32-177-001.000-029	Real	Walsh & Kelly Inc	309,800	309,800	309,800	-
64	64-10-33-101-012.000-029	Real	Lifestyle Properties LLC	321,600	321,600	321,600	-
64	64-10-32-176-001.000-029	Real	Walsh & Kelly Inc	334,800	334,800	334,800	-
64	64-10-32-200-010.000-029	Real	Swartz Nick D	362,700	362,700	362,700	-
64	64-10-33-101-008.000-029	Real	Lifestyle Properties LLC	383,300	383,300	383,300	-
64	64-10-32-200-017.000-029	Real	Ozinga Bros Inc	394,800	394,800	394,800	-
64	64-10-32-200-011.000-029	Real	Cin-Gar Inc	395,400	395,400	395,400	-
64	64-10-32-101-002.000-029	Real	Rieth Riley Construction Co Inc	412,900	412,900	412,900	-
64	64-10-32-101-001.000-029	Real	Rieth Riley Construction Co Inc	434,200	434,200	434,200	-
64	64-10-34-300-004.000-029	Real	Bozik James S & Tabor Glenn J Co-Trustee	434,600	434,600	434,600	-
64	64-10-32-200-002.000-029	Real	Racer LLC	488,800	488,800	488,800	-
64	64-10-33-101-009.000-029	Real	Gibson Family Properties LLC	526,300	526,300	526,300	-
64	64-10-32-200-019.000-029	Real	Hickson Corporation	562,800	562,800	562,800	-
64	64-10-32-151-002.000-029	Real	Blue Collar Holdings LLC	592,100	592,100	592,100	-
64	64-10-32-151-006.000-029	Real	JKC Holdings LLC	669,600	669,600	669,600	-
64	64-10-32-151-001.000-029	Real	Stokes Kelly Bertholet	872,600	872,600	872,600	-
64	64-10-32-126-002.000-029	Real	Alpha/ Owens-Corning	1,773,900	1,773,900	1,773,900	-
64	64-10-32-200-012.000-029	Real	4201 Montdale LLC	1,977,400	1,977,400	1,977,400	-
64	64-10-32-200-014.000-029	Real	Store Capital Acquisitions LLC	2,118,000	2,118,000	2,118,000	-
64	64-10-33-151-003.000-029	Real	Northern Indiana Public Service Co	3,586,000	3,586,000	2,265,990	1,320,010
64	64-10-32-200-009.000-029	Real	Ardagh Metal Beverage USA Inc	2,895,100	2,895,100	2,889,211	5,889
64	64-10-32-200-016.000-029	Real	Ball Donald A	3,566,000	3,566,000	3,566,000	-
64	64-10-32-126-001.000-029	Real	UGN Inc	5,340,000	4,929,647	4,929,647	-
64	64-10-32-200-008.000-029	Real	3701 Innovation LLC	6,750,000	5,698,060	5,467,442	230,618
64	64-09-23-435-886.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-23-437-801.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-23-437-015.000-004	Real	City of Valparaiso	105,100	-	-	-
64	64-09-23-177-887.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-24-310-001.000-004	Real	BridgePoint Church of Hobart IN Inc	1,480,900	-	-	-
64	64-09-24-310-002.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-310-004.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-312-001.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-312-002.000-004	Real	Bpo Elks 500 Valparaiso Lodge	272,600	-	-	-
64	64-09-24-312-004.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-342-001.000-004	Real	Commissioners Porter County	-	-	-	-
64	64-09-24-334-003.000-004	Real	Church First United Methodist Valparaiso	105,600	-	-	-
64	64-09-24-334-004.000-004	Real	Church First United Methodist Of Valpara	89,800	-	-	-
64	64-09-24-334-005.000-004	Real	Church First United Methodist Valparaiso	48,400	-	-	-
64	64-09-24-334-006.000-004	Real	Valparaiso Womens Association Inc	506,400	-	-	-
64	64-09-24-334-007.000-004	Real	Church First United Methodist Valparaiso	1,234,700	-	-	-
64	64-09-24-376-007.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-376-008.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-377-005.000-004	Real	Porter County Commissioners	-	-	-	-
64	64-09-24-377-007.000-004	Real	Porter County Commissioners	-	-	-	-
64	64-09-24-309-010.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-309-011.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-309-002.000-004	Real	Neighbors Corporation	135,100	-	-	-

Prepared by:

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-309-009.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-23-437-013.000-004	Real	58 Campbell LLC	100	100	100	-
64	64-09-23-437-010.000-004	Real	Ahead LLC	1,000	1,000	1,000	-
64	64-09-23-437-016.000-004	Real	Ahead LLC	3,800	3,800	3,800	-
64	64-09-24-313-019.000-004	Real	Alma Properties LLC	8,300	8,300	8,300	-
64	64-09-23-437-018.000-004	Real	Jet Development Llc	15,800	15,800	15,800	-
64	64-09-23-437-014.000-004	Real	JET Development LLC	35,100	35,100	35,100	-
64	64-09-23-437-011.000-004	Real	Jet Development Llc	51,600	51,600	51,600	-
64	64-09-24-338-019.000-004	Real	GLM LLC	349,500	52,425	52,425	-
64	64-09-24-338-018.000-004	Real	GLM LLC	369,100	55,365	55,365	-
64	64-09-23-437-017.000-004	Real	AHEAD LLC	57,900	57,900	57,900	-
64	64-09-24-351-006.000-004	Real	Housing Options	83,200	83,200	83,200	-
64	64-09-24-377-003.000-004	Real	57 Franklin Street %Mitch Van Kley/Hamst	86,500	86,500	86,500	-
64	64-09-24-338-008.000-004	Real	Seramur Dennis J & Michelle A/H&W	99,300	99,300	99,300	-
64	64-09-24-351-005.000-004	Real	Housing Options Llc	105,100	105,100	105,100	-
64	64-09-24-309-006.000-004	Real	Sederberg Jeffrey A	108,300	108,300	108,300	-
64	64-09-24-338-001.000-004	Real	Geary Real Estate LLC	110,600	110,600	110,600	-
64	64-09-24-313-017.000-004	Real	P & V, LLC	115,100	115,100	115,100	-
64	64-09-24-338-005.000-004	Real	Mason David A	118,300	115,300	115,300	-
64	64-09-23-437-003.000-004	Real	Mic Dea Llc	116,800	116,800	116,800	-
64	64-09-24-313-002.000-004	Real	Telephony Leases LLC	127,400	127,400	127,400	-
64	64-09-24-309-007.000-004	Real	Odum Megan A	249,600	136,815	136,815	-
64	64-09-24-338-002.000-004	Real	Stonehill Kevin E	137,800	137,800	137,800	-
64	64-09-24-309-005.000-004	Real	Wong John W S & Patricia L/H&W	138,900	138,900	138,900	-
64	64-09-23-437-020.000-004	Real	Jeer Enterprises LLC	490,000	145,159	145,159	-
64	64-09-24-338-003.000-004	Real	Seramur Dennis J & Seramur Michelle A &	160,100	160,100	160,100	-
64	64-09-24-313-004.000-004	Real	Grove David Alan Jr & Juliana/H&W	162,200	162,200	162,200	-
64	64-09-24-312-005.000-004	Real	Greater Valparaiso Chamber Of Commerce I	564,600	166,557	166,557	-
64	64-09-24-312-003.000-004	Real	First Partners	167,600	167,600	167,600	-
64	64-09-24-343-011.000-004	Real	57 Franklin Street %Mitch Van Kley/Hamst	168,600	168,600	168,600	-
64	64-09-24-334-002.000-004	Real	Ingram Steven R & Patricia J/H&W	317,200	173,930	173,930	-
64	64-09-24-338-015.000-004	Real	Butterfield David A & Katherine D	175,400	175,400	175,400	-
64	64-09-24-351-003.000-004	Real	Valparaiso Partners Llc	177,100	177,100	177,100	-
64	64-09-24-317-003.000-004	Real	Schneidt Arthur J & Christene K Joint Re	351,400	196,160	196,160	-
64	64-09-24-317-004.000-004	Real	Jacobsen James & Karen/H&W	357,200	199,930	199,930	-
64	64-09-24-338-006.000-004	Real	Alma Properties Llc	227,300	227,300	227,300	-
64	64-09-24-313-018.000-004	Real	Alma Properties LLC	230,900	230,900	230,900	-
64	64-09-24-309-008.000-004	Real	Forszt Michael J & Mark J/Tc	237,600	237,600	237,600	-
64	64-09-24-351-004.000-004	Real	YOUR Insurance Inc	241,200	241,200	241,200	-
64	64-09-24-317-001.000-004	Real	Whaling Matty & Dena/H&W	422,400	242,310	242,310	-
64	64-09-24-313-003.000-004	Real	Doolittle Holdings LLC	242,700	242,700	242,700	-
64	64-09-24-334-001.000-004	Real	Thorgren Tyler E Revocable Trust	425,400	244,260	244,260	-
64	64-09-24-310-003.000-004	Real	Eastlake Victorian Residence Llc	248,600	248,600	248,600	-
64	64-09-24-313-009.000-004	Real	68 Lincolnway LLC	258,700	258,700	258,700	-
64	64-09-24-317-002.000-004	Real	Frataccia Priscilla K	451,000	260,900	260,900	-
64	64-09-24-351-001.000-004	Real	Brandy Dennis & Phyllis/H&W	263,200	263,200	263,200	-
64	64-09-24-309-001.000-004	Real	Bennett Bryan C & Kari K/H&W	459,200	266,230	266,230	-
64	64-09-24-313-012.000-004	Real	Ljf Investments Llc	269,300	269,300	269,300	-
64	64-09-23-437-007.000-004	Real	58 Campbell LLC	269,500	269,500	269,500	-
64	64-09-24-313-013.000-004	Real	Heemstra Thomas H & Bieker Brian/Jt	349,500	273,700	273,700	-
64	64-09-24-313-006.000-004	Real	Blaney Kenneth Sr	279,100	279,100	279,100	-
64	64-09-24-313-011.000-004	Real	Vinci Inc	282,100	282,100	282,100	-
64	64-09-24-338-004.000-004	Real	Henley Joseph R & Sharon K/H&W	284,300	284,300	284,300	-
64	64-09-24-313-008.000-004	Real	Mangus Michelle	293,300	293,300	293,300	-
64	64-09-24-338-009.000-004	Real	VTOWN LLC	308,700	308,700	308,700	-
64	64-09-24-338-013.000-004	Real	Agape III LLC	338,400	338,400	338,400	-
64	64-09-24-338-020.000-004	Real	Follis Denny M	342,100	342,100	342,100	-
64	64-09-24-338-012.000-004	Real	Kuchta James J Living Tr 1/2 int & Kucht	344,100	344,100	344,100	-
64	64-09-24-338-014.000-004	Real	Butterfield David A & Katherine D	345,200	345,200	345,200	-
64	64-09-24-338-021.000-004	Real	23 Lincolnway LLC	357,000	357,000	357,000	-

Prepared by:

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

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

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-338-011.000-004	Real	5 Lincolnway LLC	362,400	362,400	362,400	-
64	64-09-24-338-017.000-004	Real	OEFM LLC	365,700	365,700	365,700	-
64	64-09-24-338-010.000-004	Real	Great Development LLC	370,900	370,900	370,900	-
64	64-09-24-338-016.000-004	Real	Courthouse Square Lofts Llc	382,500	382,500	382,500	-
64	64-09-24-313-014.000-004	Real	Agape I Llc	441,500	441,500	441,500	-
64	64-09-24-313-007.000-004	Real	Worstell Diane M Living Trust & 72-74 Li	473,200	473,200	473,200	-
64	64-09-24-351-007.000-004	Real	El-Naggar Family Limited Partnership	476,200	476,200	476,200	-
64	64-09-24-313-010.000-004	Real	GG & C Properties LLC	476,500	476,500	476,500	-
64	64-09-24-313-016.000-004	Real	Zosso Tammy J	505,500	505,500	505,500	-
64	64-09-24-313-001.000-004	Real	Gen Telephone Co Of In Inc	507,200	507,200	507,200	-
64	64-09-24-338-007.000-004	Real	15 Franklin LLC	569,200	569,200	569,200	-
64	64-09-24-351-002.000-004	Real	Valparaiso Partners Llc	587,200	587,200	587,200	-
64	64-09-23-435-005.000-004	Real	Campbell Center LLC	958,200	958,200	1,119,295	-
64	64-09-24-312-008.000-004	Real	First Partners	1,582,100	1,582,100	1,582,100	-
64	64-09-24-343-003.000-004	Real	57 Franklin Street %Mitch Van Kley/Hamst	1,043,300	1,043,300	1,893,960	-
64	64-10-08-101-030.000-029	Real	Valpodoc LLC	1,900	1,900	-	1,900
64	64-10-08-101-031.000-029	Real	Valpodoc LLC	1,900	1,900	-	1,900
64	64-10-08-101-032.000-029	Real	SC Legend LLC 1/2 & JH3 LLC 1/2	2,000	2,000	-	2,000
64	64-10-08-101-023.000-029	Real	Luxor Homes Inc	400	400	-	400
64	64-10-08-101-033.000-029	Real	Ray Charles L	2,500	2,500	-	2,500
64	64-10-08-101-024.000-029	Real	Luxor Homes Inc	400	400	-	400
64	64-10-08-101-027.000-029	Real	Douglas Walter L & Kelly R/H&W	300	300	-	300
64	64-10-08-101-028.000-029	Real	Property 49 LLC	3,500	3,500	-	3,500
64	64-10-08-101-009.000-029	Real	Executive Park Residential Association I	-	-	-	-
64	64-10-08-101-019.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-101-029.000-029	Real	Property 49 LLC	1,900	1,900	-	1,900
64	64-10-08-102-010.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-102-011.000-029	Real	Luxor Homes Inc	400	400	-	400
64	64-10-08-102-012.000-029	Real	Executive Park Commercial Association In	1,600	1,600	-	1,600
64	64-10-08-102-005.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-102-006.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-102-007.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-102-008.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-102-009.000-029	Real	Luxor Homes Inc	300	300	-	300
64	64-10-08-326-003.000-029	Real	Patko Llc	17,700	17,700	-	17,700
64	64-10-08-326-004.000-029	Real	Patko Llc	5,400	5,400	-	5,400
64	64-10-08-176-003.000-029	Real	Patko Llc	25,800	25,800	-	25,800
64	64-10-08-176-004.000-029	Real	Patko Llc	10,600	10,600	-	10,600
64	64-10-08-176-006.000-029	Real	Memorial Health System Inc	56,900	56,900	-	56,900
64	64-10-08-176-007.000-029	Real	Valparaiso Medical Development LLC	9,596,900	-	-	-
64	64-10-08-101-018.000-029	Real	Hemphill Elaine J	311,900	145,525	48,343	97,182
64	64-10-08-101-025.000-029	Real	Horne Thomas S & Sandra Lee/H&W	342,200	190,180	66,060	124,120
64	64-10-08-126-001.000-029	Real	Grieger Polly	253,600	139,090	76,127	62,963
64	64-10-08-101-020.000-029	Real	Ebeling Jedediah D	375,700	211,955	96,620	115,335
64	64-10-08-102-002.000-029	Real	Jones Ashley & Jones Paul/JT	210,900	104,835	104,835	-
64	64-10-08-101-014.000-029	Real	Dunning Jeffrey B & Darlene M/H&W	262,700	141,505	141,505	-
64	64-10-08-101-011.000-029	Real	Duval Diane N	273,900	145,785	145,785	-
64	64-10-08-101-013.000-029	Real	Zotti Janet L	275,800	150,020	150,020	-
64	64-10-08-101-015.000-029	Real	Nickles Matthew T & Tiffany L/H&W	283,700	152,155	152,155	-
64	64-10-08-101-026.000-029	Real	Douglas Walter L & Kelly R/H&W	292,400	157,810	157,810	-
64	64-10-08-101-012.000-029	Real	Hudson Adrian D	305,200	167,180	167,180	-
64	64-10-08-101-022.000-029	Real	Oxendale Christopher Ray & Josie Marie/H	306,900	167,235	167,235	-
64	64-10-08-101-016.000-029	Real	Manno Garry & Joanne/H&W	318,600	174,840	174,840	-
64	64-10-08-102-003.000-029	Real	Nastasi Moriah & Wilkie John	321,800	176,920	176,920	-
64	64-10-08-101-017.000-029	Real	Shelton Rebecca J Revocable Trust	323,400	177,960	177,960	-
64	64-10-08-101-021.000-029	Real	Baker Steven D	375,900	212,085	212,085	-
64	64-10-08-102-001.000-029	Real	Dzomba Milan & Nancy L/H&W	385,100	218,065	218,065	-
64	64-10-08-102-004.000-029	Real	McVade Connie E Jr	377,700	216,255	377,700	-
64	64-09-24-478-028.000-004	Real	Lutheran University Association Inc	1,075,000	-	-	-
64	64-09-24-429-001.000-004	Real	Bank One Merrillville	189,300	189,300	-	189,300

Prepared by:

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2020
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-429-021.000-004	Real	Lutheran University Association Inc	49,500	-	-	-
64	64-09-24-429-002.000-004	Real	F & K Enterprises Llp	599,200	599,200	-	599,200
64	64-09-24-429-022.000-004	Real	Lutheran University Association Inc	859,800	-	-	-
64	64-09-24-429-003.000-004	Real	F & K Enterprises Llp	46,900	46,900	-	46,900
64	64-09-24-429-023.000-004	Real	LRG Holdings LLC	137,400	137,400	-	137,400
64	64-09-24-429-004.000-004	Real	The Lutheran University Association Inc	24,800	-	-	-
64	64-09-24-429-006.000-004	Real	F & K Enterprises Llp	50,800	50,800	-	50,800
64	64-09-24-429-016.000-004	Real	Stan James L	161,300	161,300	-	161,300
64	64-09-24-429-817.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-30-401-012.000-004	Real	Wal Mart Real Estate Business Trust	609,800	609,800	-	609,800
64	64-10-30-401-014.000-004	Real	Wal Mart Realty Company	8,400	8,400	-	8,400
64	64-10-30-251-001.000-004	Real	Kruger Properties Inc	603,900	603,900	-	603,900
64	64-10-30-252-010.000-004	Real	Valparaiso Realty	4,800	4,800	-	4,800
64	64-10-30-252-008.000-004	Real	Realty Income Properties 27 LLC	541,600	541,600	-	541,600
64	64-10-30-252-009.000-004	Real	Gilmol Enterprises L P	20,000	20,000	-	20,000
64	64-10-30-253-001.000-004	Real	Wal Mart Stores Inc Property Tax #0555	225,600	225,600	-	225,600
64	64-10-30-253-002.000-004	Real	Gainer Bank	974,500	974,500	-	974,500
64	64-10-30-253-003.000-004	Real	Southern Group Llc	609,300	609,300	-	609,300
64	64-10-30-253-005.000-004	Real	OPLAV QSR Corporation	988,100	988,100	-	988,100
64	64-10-30-253-006.000-004	Real	Wal Mart Stores Inc Property Tax #0555	578,000	578,000	-	578,000
64	64-10-30-226-001.000-004	Real	University Lutheran Associnc Office Vp B	50,400	-	-	-
64	64-10-30-426-001.000-004	Real	Murphy Oil USA Inc	700,200	700,200	-	700,200
64	64-10-30-426-003.000-004	Real	Wal Mart Real Estate Business Trust	93,200	93,200	-	93,200
64	64-10-30-276-001.000-004	Real	VU Property Holdings II LLC	3,000	-	-	-
64	64-10-30-276-002.000-004	Real	VU Property Holdings II LLC	118,600	-	-	-
64	64-10-30-276-003.000-004	Real	VU Property Holdings II LLC	6,000	-	-	-
64	64-10-30-476-004.000-004	Real	Pithadia Bharat K & Kanak B/H&W	54,800	54,800	-	54,800
64	64-10-30-476-005.000-004	Real	Swartz Nick D	3,500	3,500	-	3,500
64	64-10-30-227-001.000-004	Real	Northern In Public Ser Co	111,400	111,400	-	111,400
64	64-10-30-227-002.000-004	Real	Hain Dennis C Trust1/2 & Judith A Trust	11,900	11,900	-	11,900
64	64-10-30-277-001.000-004	Real	Luke Land LLC	4,600	4,600	-	4,600
64	64-10-18-151-810.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-18-151-001.000-004	Real	Porter Hospital Llc	1,127,300	1,127,300	-	1,127,300
64	64-10-18-151-008.000-004	Real	Porter Hospital Llc	270,100	270,100	-	270,100
64	64-10-18-151-889.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-18-107-004.000-004	Real	NHI-REIT of DSL Propco LLC	24,200	24,200	-	24,200
64	64-10-18-107-005.000-004	Real	Gte North Incorporated	59,600	59,600	-	59,600
64	64-10-18-107-006.000-004	Real	Aurora View L.P.	-	-	-	-
64	64-10-18-107-008.000-004	Real	Aurora View L P	929,300	-	-	-
64	64-10-18-127-000.000-004	Real	Villas at Vale Park Condominium Assoc In	-	-	-	-
64	64-10-19-280-001.000-004	Real	Rcs & L Properties Llc	208,600	208,600	-	208,600
64	64-10-19-280-002.000-004	Real	MGD Holdings LLC	208,700	208,700	-	208,700
64	64-10-19-280-003.000-004	Real	RFA Properties LLC	216,800	216,800	-	216,800
64	64-10-19-280-004.000-004	Real	R & C Ventures Llc	216,800	216,800	-	216,800
64	64-10-19-280-005.000-004	Real	Totus Tuus LLC	221,500	221,500	-	221,500
64	64-10-19-280-006.000-004	Real	Appel David C 1/2 & Patterson Roy &Elain	221,500	221,500	-	221,500
64	64-10-19-301-023.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-10-19-401-037.000-004	Real	Johnson Stephen R	311,400	311,400	-	311,400
64	64-10-19-401-018.000-004	Real	G & J Properties LLC	880,800	880,800	-	880,800
64	64-10-19-401-838.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-19-401-039.000-004	Real	Das & Das LLC	764,700	764,700	-	764,700
64	64-10-19-331-001.000-004	Real	Church Roman Catholiccatholic Diocese Of	208,200	-	-	-
64	64-10-19-331-002.000-004	Real	Zikkos Joint Living Trust	282,500	282,500	-	282,500
64	64-10-19-351-006.000-004	Real	Lutheran University Association Inc	297,500	-	-	-
64	64-10-19-351-007.000-004	Real	Church Bishop Of Diocese Of Gary	353,700	-	-	-
64	64-10-19-302-010.000-004	Real	Engstrom Gregory Trustee of Agreement	172,100	172,100	-	172,100
64	64-10-19-302-011.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-10-19-302-006.000-004	Real	The Lutheran University Assoc	176,300	-	-	-
64	64-10-19-302-027.000-004	Real	Lutheran University Association Inc	1,159,100	-	-	-
64	64-10-19-302-028.000-004	Real	Porter Hospital Llc	23,200	23,200	-	23,200

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64	64-10-19-303-001.000-004	Real	Horizon Bank	777,700	777,700	-	777,700
64	64-10-19-303-011.000-004	Real	Baum James E	281,700	281,700	-	281,700
64	64-10-19-303-007.000-004	Real	La Porter Federal Credit Union	799,900	799,900	-	799,900
64	64-10-19-403-007.000-004	Real	Johnson John Michael	349,100	349,100	-	349,100
64	64-10-19-283-006.000-004	Real	Villarroel Fernandez Omar M	2,800	2,800	-	2,800
64	64-10-19-304-001.000-004	Real	The Lutheran University Association Inc	46,800	-	-	-
64	64-10-19-304-881.000-004	Real	University Promenade LLC	-	-	-	-
64	64-10-19-304-004.000-004	Real	University Promenade LLC	201,200	201,200	-	201,200
64	64-10-19-285-002.000-004	Real	Bell Realty LLC	1,100,300	550,150	-	550,150
64	64-10-19-285-003.000-004	Real	City of Valparaiso Indiana	-	-	-	-
64	64-10-19-276-001.000-004	Real	Valpo Properties	147,500	147,500	-	147,500
64	64-10-19-276-002.000-004	Real	Spelde Edward C & Susan K/H&W	147,500	147,500	-	147,500
64	64-10-19-276-003.000-004	Real	Horvath Properties LLC	147,500	147,500	-	147,500
64	64-10-19-276-004.000-004	Real	Henderlong Holdings LLC	147,500	147,500	-	147,500
64	64-10-19-276-005.000-004	Real	Aunt Marthas Old Fashioned LLC	147,500	147,500	-	147,500
64	64-10-19-276-006.000-004	Real	Larry Allen Properties LLC	147,500	147,500	-	147,500
64	64-10-19-376-001.000-004	Real	Church Bishop Of The Diocese Of Gary Stu	591,500	-	-	-
64	64-10-19-376-881.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-19-376-002.000-004	Real	Gatlin Revocable Trust	117,400	117,400	-	117,400
64	64-10-19-376-012.000-004	Real	The Lutheran University Association Inc	11,600	11,600	-	11,600
64	64-10-19-376-003.000-004	Real	DAM Good Real Estate LLC	240,700	240,700	-	240,700
64	64-10-19-376-013.000-004	Real	The Lutheran University Association Inc	222,700	-	-	-
64	64-10-19-376-014.000-004	Real	1605 LaPorte LLC	226,700	226,700	-	226,700
64	64-10-19-376-005.000-004	Real	Karras Gus & Paula/H&W1/2 & Tripolis li	228,700	228,700	-	228,700
64	64-10-19-376-006.000-004	Real	Family Express Corporation	166,600	166,600	-	166,600
64	64-10-19-376-007.000-004	Real	Life Bridge Christian Church of Valpo In	371,100	-	-	-
64	64-10-19-376-008.000-004	Real	DACVAC LLC	415,600	415,600	-	415,600
64	64-10-19-476-003.000-004	Real	Target Corporation Attn: Prop Tax Dept	42,600	42,600	-	42,600
64	64-10-19-476-005.000-004	Real	Schumacher Interests Inc	856,700	856,700	-	856,700
64	64-10-19-277-001.000-004	Real	2501 Beech Street Inc	438,800	438,800	-	438,800
64	64-10-19-277-002.000-004	Real	Envirotest Systems Corp	442,200	442,200	-	442,200
64	64-10-19-277-003.000-004	Real	Envirotest Systems Corp	55,000	55,000	-	55,000
64	64-10-19-277-004.000-004	Real	Dickey Nancy A	319,600	319,600	-	319,600
64	64-10-19-277-005.000-004	Real	JMS RET LLC	242,200	242,200	-	242,200
64	64-10-19-277-006.000-004	Real	Snemis Commercial Realestate	597,000	597,000	-	597,000
64	64-10-19-277-007.000-004	Real	Stump Mauri	701,900	701,900	-	701,900
64	64-10-19-477-002.000-004	Real	L & P Investments LLC	1,105,800	1,105,800	-	1,105,800
64	64-10-19-228-001.000-004	Real	Appletree Ventures	629,500	629,500	-	629,500
64	64-10-19-428-031.000-004	Real	Nabhan Ronald K	777,100	777,100	-	777,100
64	64-10-19-428-033.000-004	Real	Centier Bank	661,500	661,500	-	661,500
64	64-10-19-428-026.000-004	Real	Centier Bank	-	-	-	-
64	64-10-19-428-827.000-004	Real	Valparaiso City of Board of Public Wor	-	-	-	-
64	64-10-19-428-018.000-004	Real	Rini Realty Company	196,900	196,900	-	196,900
64	64-10-19-428-029.000-004	Real	Rini Realty Company	200,300	200,300	-	200,300
64	64-10-19-278-001.000-004	Real	Beech Center Llc	134,900	134,900	-	134,900
64	64-10-19-278-011.000-004	Real	Beech Center LLC	18,100	18,100	-	18,100
64	64-10-19-278-002.000-004	Real	Beech Center Llc	134,900	134,900	-	134,900
64	64-10-19-278-012.000-004	Real	The Fairway Group LLC	238,800	238,800	-	238,800
64	64-10-19-278-003.000-004	Real	Milroy Thomas J & Grace T/H&W	134,900	134,900	-	134,900
64	64-10-19-278-004.000-004	Real	2502 Beech Street Suite 40 LLC	134,900	134,900	-	134,900
64	64-10-19-278-005.000-004	Real	DAVELISAHAUSER LLC	134,900	134,900	-	134,900
64	64-10-19-278-006.000-004	Real	Snemis Commercial Real Estate LLC	134,900	134,900	-	134,900
64	64-10-19-278-007.000-004	Real	Laczynski Todd L	134,900	134,900	-	134,900
64	64-10-19-278-008.000-004	Real	Runnion & Zatin Properties LLC	134,900	134,900	-	134,900
64	64-10-19-329-012.000-004	Real	Gupta Arjun K & Indrani/H&W	11,700	11,700	-	11,700
64	64-10-19-329-013.000-004	Real	Gupta Arjun K & Indrani/H&W	11,700	11,700	-	11,700
64	64-10-19-329-014.000-004	Real	Gupta Arjun K & Indrani/H&W	11,800	11,800	-	11,800
64	64-10-19-329-015.000-004	Real	Gupta Arjun K & Indrani/H&W	11,800	11,800	-	11,800
64	64-10-19-329-016.000-004	Real	Gupta Arjun K & Indrani/H&W	11,800	11,800	-	11,800
64	64-10-19-329-017.000-004	Real	Gupta Arjun K & Indrani/H&W	18,900	18,900	-	18,900

Prepared by:



**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

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

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-19-429-001.000-004	Real	V 2-49 Llc	700,300	700,300	-	700,300
64	64-10-19-429-003.000-004	Real	Pappas Patty 1/6 & McCullen Evelyn B Rev	590,700	590,700	-	590,700
64	64-10-19-429-004.000-004	Real	Athanasopoulos Betty 1/4 & Marinakis Con	771,100	771,100	-	771,100
64	64-10-19-429-005.000-004	Real	Valparaiso II Llc	-	-	-	-
64	64-10-19-279-001.000-004	Real	2402 Beech Street LLC	993,000	993,000	-	993,000
64	64-10-19-279-002.000-004	Real	Phoenix Pure Holdings LLC	501,100	501,100	-	501,100
64	64-10-19-279-012.000-004	Real	Fourstone Properties	1,676,700	1,676,700	-	1,676,700
64	64-10-19-279-003.000-004	Real	Three Brothers Enterprises Limited Liabi	681,700	681,700	-	681,700
64	64-10-19-279-004.000-004	Real	G A LLC	297,700	297,700	-	297,700
64	64-10-19-279-005.000-004	Real	SAV LLC	471,200	471,200	-	471,200
64	64-10-19-279-008.000-004	Real	Lifestyle Properties	311,500	311,500	-	311,500
64	64-10-19-279-009.000-004	Real	LMM Corp	497,600	497,600	-	497,600
64	64-10-30-204-003.000-004	Real	BSD Hospitality LLC	1,745,200	1,745,200	1,507	1,743,693
64	64-10-19-429-006.000-004	Real	Valparaiso II LLC	1,749,600	1,749,600	2,362	1,747,238
64	64-10-19-428-030.000-004	Real	Rini Realty Company	1,833,700	1,833,700	2,475	1,831,225
64	64-10-19-453-001.000-004	Real	V 2-49 Llc	1,903,300	1,903,300	2,569	1,900,731
64	64-10-30-252-007.000-004	Real	BlueRoad Net Lease LLC	1,961,300	1,961,300	2,648	1,958,652
64	64-10-30-251-004.000-004	Real	Valpo 786 LLC	2,006,500	2,006,500	2,709	2,003,791
64	64-10-30-277-002.000-004	Real	Luke Land LLC	2,155,000	2,155,000	2,909	2,152,091
64	64-10-07-328-001.000-004	Real	Surgery Center Management LLC	2,178,500	2,178,500	2,941	2,175,559
64	64-10-19-403-008.000-004	Real	Egp Llc	2,192,900	2,192,900	2,960	2,189,940
64	64-10-30-277-004.000-004	Real	1351 Silhavy Rd LLC	2,322,100	2,322,100	3,135	2,318,965
64	64-10-30-426-002.000-004	Real	Tractor Supply Company	2,808,400	2,808,400	3,791	2,804,609
64	64-10-19-476-004.000-004	Real	Wispo Llc	2,916,200	2,916,200	3,937	2,912,263
64	64-10-18-151-004.000-004	Real	Porter Hospital Llc	3,091,000	3,091,000	4,173	3,086,827
64	64-10-19-228-002.000-004	Real	AM Stabilizers Corporation	3,573,000	3,573,000	4,823	3,568,177
64	64-10-18-151-003.000-004	Real	Porter Hospital Llc	3,854,400	3,854,400	5,203	3,849,197
64	64-10-19-429-002.000-004	Real	Market Place Valparaiso Llc	3,919,300	3,919,300	5,291	3,914,009
64	64-10-30-277-003.000-004	Real	77 Valparaiso Llc	3,964,100	3,964,100	5,351	3,958,749
64	64-10-30-278-001.000-004	Real	Valparaiso Development Llc	4,321,500	4,321,500	5,834	4,315,666
64	64-10-19-477-001.000-004	Real	Kohls Indiana L P	5,637,900	5,637,900	7,611	5,630,289
64	64-10-19-476-001.000-004	Real	Target Corporation T-1286 Attn :Tax Dept	6,433,500	6,433,500	8,685	6,424,815
64	64-10-19-476-002.000-004	Real	HD Development Of Maryland	6,929,900	6,929,900	9,355	6,920,545
64	64-10-19-276-010.000-004	Real	Roshanku LLC	60,500	60,500	9,799	50,701
64	64-10-19-276-011.000-004	Real	Roshanku LLC	60,500	60,500	9,799	50,701
64	64-10-19-276-008.000-004	Real	Roshanku LLC	60,500	60,500	9,799	50,701
64	64-10-19-276-009.000-004	Real	Roshanku LLC	60,500	60,500	9,799	50,701
64	64-10-19-276-007.000-004	Real	Roshanku LLC	60,500	60,500	9,802	50,698
64	64-10-19-276-012.000-004	Real	Roshanku LLC	89,800	89,800	10,685	79,115
64	64-10-30-401-013.000-004	Real	Wal Mart Real Estate Business Trust	8,329,900	8,329,900	11,244	8,318,656
64	64-10-19-283-014.000-004	Real	Huber Rodric & Mary/H&W	127,600	127,600	32,173	95,427
64	64-10-19-401-011.000-004	Real	Monroe James C & Rosalie A	122,500	38,350	38,350	-
64	64-10-18-126-003.000-004	Real	Dagostaro Nicholas J	109,800	39,120	39,120	-
64	64-10-19-284-011.000-004	Real	Wheeler Richard A	132,100	41,135	41,135	-
64	64-10-19-284-009.000-004	Real	Seeley Nancy E	119,200	45,230	45,230	-
64	64-10-19-351-008.000-004	Real	Eastgate Investments II LLC	3,579,100	2,914,460	45,248	2,869,212
64	64-10-19-304-003.000-004	Real	University Promenade LLC	4,158,700	4,158,700	49,259	4,109,441
64	64-10-19-426-001.000-004	Real	East Pointe Properties LLC	6,753,700	6,753,700	55,509	6,698,191
64	64-10-19-329-011.000-004	Real	Stoney Meadows Apartments Llc	356,100	356,100	61,148	294,952
64	64-10-19-303-013.000-004	Real	Eastgate Investments II LLC	5,189,800	3,688,450	62,107	3,626,343
64	64-10-19-329-010.000-004	Real	Stoney Meadows Apartments Llc	1,466,900	1,466,900	84,680	1,382,220
64	64-10-19-279-006.000-004	Real	Lmm Corp	1,012,000	1,012,000	91,915	920,085
64	64-10-19-284-014.000-004	Real	Colter Bryan J & Samantha J/H&W	209,800	104,120	104,120	-
64	64-10-30-476-003.000-004	Real	Pithadia Bharat K & Kanak B/H&W	113,500	113,500	113,500	-
64	64-10-18-127-034.000-004	Real	Mackanos Peter J & Patsy A/H&W	227,300	115,495	115,495	-
64	64-10-18-127-032.000-004	Real	Watkins Douglas B	228,100	116,015	116,015	-
64	64-10-18-127-055.000-004	Real	Brechner Ronald E & Charlotte Ann/H&W	238,300	122,645	122,645	-
64	64-10-18-127-035.000-004	Real	Wargo Bruce W	239,000	123,100	123,100	-
64	64-10-18-127-049.000-004	Real	Peters Rita Y	241,300	127,595	127,595	-
64	64-10-19-282-006.000-004	Real	Elaiyan Saeed	131,300	131,300	128,915	2,385

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VALPARAISO REDEVELOPMENT COMMISSION**

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

		Property Type		Gross	Net	Base	Captured
County	Parcel Number	Code	Taxpayer Name	Assessment	Assessment	Assessment	Assessment
64	64-10-18-127-048.000-004	Real	Nowlin Sarabel	245,200	130,130	130,130	-
64	64-10-18-127-054.000-004	Real	Montagano Nicholas A Jr & Daria L/H&W	256,200	134,280	134,280	-
64	64-10-18-107-007.000-004	Real	Covington Square Apartments LLC	3,800,100	3,800,100	198,389	3,601,711
64	64-10-19-303-014.000-004	Real	Eastgate Investments I Llc	5,194,800	4,960,205	316,114	4,644,091
64	64-10-19-262-003.000-004	Real	Windridge Village Limited Partnership	6,736,700	6,736,700	366,849	6,369,851
64	64-10-19-304-002.000-004	Real	University Promenade LLC	4,171,400	4,171,400	804,317	3,367,083
64	64-10-18-151-011.000-004	Real	PGO LLC	8,478,100	8,478,100	865,058	7,613,042
64	64-10-18-126-004.000-004	Real	Covington Square Apartments LLC	6,046,900	6,046,900	3,679,942	2,366,958
64	64-10-18-151-012.000-004	Real	PGO LLC	6,927,000	6,927,000	4,678,800	2,248,200
64	64-10-19-262-004.000-004	Real	Compass Pointe II Limited Partnership	8,038,000	8,038,000	7,040,215	997,785
64	64-10-19-262-001.000-004	Real	Compass Pointe Limited Partnership	8,322,700	8,322,700	7,256,983	1,065,717
64	64-10-06-452-010.000-004	Real	Valparaiso Lakes Area Conservancy Distri	-	-	-	-
64	64-10-06-452-006.000-004	Real	Caseys Marketing Company	1,212,800	1,212,800	3,961	1,208,839
64	64-10-06-455-001.000-004	Real	ZTKL LLC	2,586,900	2,586,900	8,649	2,578,251
64	64-10-06-455-002.000-004	Real	Burlington Beach LLC	10,600	10,600	10,600	-
64	64-10-06-452-007.000-004	Real	Burlington Beach LLC	68,100	68,100	60,991	7,109
64	64-09-23-451-002.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-23-452-001.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-23-436-001.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-23-476-001.000-004	Real	City of Valparaiso Redevelopment Commiss	169,300	-	-	-
64	64-09-24-340-004.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-340-005.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-340-006.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-340-007.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-380-001.000-004	Real	American Legion Post 94 P O Box 268	238,400	-	-	-
64	64-09-24-380-011.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-24-380-007.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-380-009.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-352-001.000-004	Real	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-002.000-004	Real	Commissioners Porter County	-	-	-	-
64	64-09-24-352-003.000-004	Real	Commissioners Porter County	-	-	-	-
64	64-09-24-352-004.000-004	Real	Commissioners of Porter County	-	-	-	-
64	64-09-24-352-006.000-004	Real	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-007.000-004	Real	Commissioners Of Porter County	-	-	-	-
64	64-09-24-352-008.000-004	Real	Commissioners Porter County	-	-	-	-
64	64-09-24-353-006.000-004	Real	Church Grace New Testament Inc	110,100	-	-	-
64	64-09-24-353-007.000-004	Real	Church Grace New Testament Inc	370,400	-	-	-
64	64-09-24-314-010.000-004	Real	Youth Service Bureau Of Porter Co	223,600	-	-	-
64	64-09-24-314-001.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-24-314-005.000-004	Real	Moraine House Inc	204,100	-	-	-
64	64-09-24-314-008.000-004	Real	Youth Service Bureau of Porter County In	199,900	-	-	-
64	64-09-24-314-009.000-004	Real	Youth Service Bureau Of Porter County In	91,200	-	-	-
64	64-09-24-344-010.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-354-001.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-354-002.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-354-005.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-384-001.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-24-315-010.000-004	Real	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-315-014.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-315-009.000-004	Real	City of Valparaiso Board of Public Works	-	-	-	-
64	64-09-24-335-001.000-004	Real	Porter County Public Library System	-	-	-	-
64	64-09-24-335-002.000-004	Real	Porter County Public Library System	-	-	-	-
64	64-09-24-335-005.000-004	Real	Library Valparaiso Public	-	-	-	-
64	64-09-24-316-001.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-316-801.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-316-002.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-316-003.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-24-336-003.000-004	Real	Schiralli Rocco & Brooksine I/H&W	-	-	-	-
64	64-09-24-336-004.000-004	Real	Schiralli Rocco & Brooksine I/H&W	-	-	-	-
64	64-09-24-377-001.000-004	Real	Commissioners Porter County	-	-	-	-

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VALPARAISO REDEVELOPMENT COMMISSION**

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-377-002.000-004	Real	Commissioners Porter County	-	-	-	-
64	64-09-24-377-004.000-004	Real	Valparaiso Lodge 1357 Of The Loyal Order	312,800	-	-	-
64	64-09-24-377-006.000-004	Real	Porter County Commissioners	-	-	-	-
64	64-09-24-358-001.000-004	Real	Valparaiso Redevelopment Commission	-	-	-	-
64	64-09-24-358-002.000-004	Real	City of Valparaiso Redevelopment Commiss	34,000	-	-	-
64	64-09-24-358-003.000-004	Real	City of Valparaiso Redevelopment Commiss	37,000	-	-	-
64	64-09-24-358-004.000-004	Real	City of Valparaiso Redevelopment Commiss	60,200	-	-	-
64	64-09-24-358-005.000-004	Real	City of Valparaiso Redevelopment Commiss	48,400	-	-	-
64	64-09-24-358-006.000-004	Real	City of Valparaiso Redevelopment Commiss	39,900	-	-	-
64	64-09-24-358-007.000-004	Real	City of Valparaiso Redevelopment Commiss	40,300	-	-	-
64	64-09-24-358-008.000-004	Real	City of Valparaiso Redevelopment Commiss	50,000	-	-	-
64	64-09-24-378-001.000-004	Real	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-002.000-004	Real	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-378-005.000-004	Real	City of Valparaiso Indiana	-	-	-	-
64	64-09-24-339-002.000-004	Real	Porter County Public Library System	-	-	-	-
64	64-09-25-101-001.000-004	Real	City of Valparaiso Redevelopment Commiss	52,200	-	-	-
64	64-09-25-101-004.000-004	Real	Valparaiso Redevelopment Commission	171,200	-	-	-
64	64-09-25-103-002.000-004	Real	Baptist Childrens Homeof Indiana Fellows	224,100	-	-	-
64	64-09-26-231-002.000-004	Real	Valparaiso City Utilities	-	-	-	-
64	64-09-24-340-010.000-004	Real	Bucher & Sons LLC	400	400	400	-
64	64-09-25-126-005.000-004	Real	Ebersold Jon M	68,800	5,408	5,408	-
64	64-09-24-380-005.000-004	Real	Von Tobel Paul J III Revocable Trust	10,000	10,000	10,000	-
64	64-09-24-379-009.000-004	Real	Bradney Jeffrey Lee & Charlotte Diane	41,500	10,938	10,938	-
64	64-09-25-126-007.000-004	Real	Wheeler Andrew T & Barbara J/H&W	11,400	11,400	11,400	-
64	64-09-24-358-014.000-004	Real	Northern In Public Ser Co	13,000	13,000	13,000	-
64	64-09-23-476-002.000-004	Real	Leeto Llc	14,400	14,400	14,400	-
64	64-09-24-357-005.000-004	Real	Von Tobel Corporation	21,300	21,300	21,300	-
64	64-09-24-314-003.000-004	Real	Novak George	81,100	24,480	24,480	-
64	64-09-25-101-006.000-004	Real	Von Tobel Corporation	24,700	24,700	24,700	-
64	64-09-24-354-004.000-004	Real	City of Valparaiso Redevelopment Commiss	25,200	25,200	25,200	-
64	64-09-24-314-004.000-004	Real	Courtney Morgan LLC	29,000	29,000	29,000	-
64	64-09-24-358-009.000-004	Real	Smith Ready Mix Inc	39,200	39,200	39,200	-
64	64-09-24-356-002.000-004	Real	Von Tobel Corporation	40,800	40,800	40,800	-
64	64-09-26-227-006.000-004	Real	Hite Michael Lewis Jr Supplemental Needs	107,500	41,465	41,465	-
64	64-09-24-336-007.000-004	Real	Antolick Sandra	109,300	41,795	41,795	-
64	64-09-23-407-008.000-004	Real	Wiltfang Matthew J	114,600	42,240	42,240	-
64	64-09-24-314-007.000-004	Real	Courtney Morgan LLC	43,900	43,900	43,900	-
64	64-09-24-379-007.000-004	Real	Lintner Timothy	121,600	46,965	46,965	-
64	64-09-24-354-007.000-004	Real	Northern Indiana Publicservice Company	53,000	53,000	53,000	-
64	64-09-26-231-001.000-004	Real	Trust 6120	126,800	53,040	53,040	-
64	64-09-24-378-004.000-004	Real	Knight Chris & Jennifer R/H&W	131,900	54,430	54,430	-
64	64-09-24-380-003.000-004	Real	Von Tobel Corporation	54,600	54,600	54,600	-
64	64-09-24-355-001.000-004	Real	Smith Ready Mix Inc	56,200	56,200	56,200	-
64	64-09-24-389-000.000-004	Real	LJF Investments LLC	59,400	59,400	59,400	-
64	64-09-24-380-004.000-004	Real	Von Tobel Corporation	61,800	61,800	61,800	-
64	64-09-24-378-008.000-004	Real	Schmitt Karl Robert Bruce & Allison Elai	154,900	69,100	69,100	-
64	64-09-24-337-003.000-004	Real	Downtown Valparaiso Partners LLC	69,200	69,200	69,200	-
64	64-09-24-341-007.000-004	Real	Sky Blue Properties LLC	75,300	75,300	75,300	-
64	64-09-24-358-012.000-004	Real	Ocean Life Brown LLC	79,500	79,500	79,500	-
64	64-09-24-381-008.000-004	Real	Marrell Dennis R	167,700	80,280	80,280	-
64	64-09-24-335-003.000-004	Real	Walsh Robert J & Kimberly P/H&W	173,900	80,785	80,785	-
64	64-09-24-345-004.000-004	Real	Tezak Investments LLC	81,000	81,000	81,000	-
64	64-09-24-336-005.000-004	Real	Koselke Frederick L & Eva B/H&W	173,500	83,535	83,535	-
64	64-09-23-476-006.000-004	Real	Weiler Robert L & Maryann	85,000	85,000	85,000	-
64	64-09-26-227-005.000-004	Real	Scheeringa Norma J & Jeffery A/Jt	200,700	85,725	85,725	-
64	64-09-24-336-002.000-004	Real	Enright Dennis J & Sherese M/H&W	184,500	87,675	87,675	-
64	64-09-23-476-003.000-004	Real	Cain Lenore T & James A/H&W	88,100	88,100	88,100	-
64	64-09-25-126-009.000-004	Real	Chen Xiayong	90,300	90,300	90,300	-
64	64-09-24-336-012.000-004	Real	Schiralli Rocco & Brooksine I/H&W	189,400	90,860	90,860	-
64	64-09-24-358-010.000-004	Real	Smith Ready Mix Inc	91,800	91,800	91,800	-

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-378-003.000-004	Real	Davidson Manors Inc	98,900	95,900	95,900	-
64	64-09-24-357-002.000-004	Real	Von Tobel Corporation	97,200	97,200	97,200	-
64	64-09-26-228-001.000-004	Real	Looney Jerry	102,000	102,000	102,000	-
64	64-09-24-336-006.000-004	Real	Evans Donald J li & Kathleen V	208,400	103,210	103,210	-
64	64-09-24-380-006.000-004	Real	Marrell Richard L	104,000	104,000	104,000	-
64	64-09-26-227-007.000-004	Real	Vaca Santiago	107,100	107,100	107,100	-
64	64-09-24-336-008.000-004	Real	Bianco Michael A & Jane E/H&W	215,300	108,185	108,185	-
64	64-09-24-379-006.000-004	Real	Lintner Timothy	110,100	110,100	110,100	-
64	64-09-24-353-002.000-004	Real	Block 24 LLC	110,800	110,800	110,800	-
64	64-09-24-344-011.000-004	Real	212 Lincolnway LLC	111,300	111,300	111,300	-
64	64-09-24-353-001.000-004	Real	Block 24 LLC	111,500	111,500	111,500	-
64	64-09-25-101-002.000-004	Real	Weiler Robert L Jr & Weiler David R/TC	111,600	111,600	111,600	-
64	64-09-24-354-003.000-004	Real	City of Valparaiso Redevelopment Commiss	114,600	114,600	114,600	-
64	64-09-24-385-001.000-004	Real	Von Tobel Corporation	115,500	115,500	115,500	-
64	64-09-25-103-001.000-004	Real	Loncar Nikola	117,600	117,600	117,600	-
64	64-09-24-341-004.000-004	Real	Kuruda Todd A	230,800	117,770	117,770	-
64	64-09-24-357-003.000-004	Real	Von Tobel Corporation	123,800	123,800	123,800	-
64	64-09-23-476-004.000-004	Real	Leeto Llc	126,100	126,100	126,100	-
64	64-09-24-344-008.000-004	Real	Fitousis Nick D & Demetrios T/C % Jimmy'	127,300	127,300	127,300	-
64	64-09-24-345-003.000-004	Real	Reid Services LLC	127,700	127,700	127,700	-
64	64-09-24-379-008.000-004	Real	Jankowski David P	129,700	129,700	129,700	-
64	64-09-23-476-005.000-004	Real	Krueger Paul	130,500	130,500	130,500	-
64	64-09-24-345-008.000-004	Real	Jenkins Phillip	131,900	131,900	131,900	-
64	64-09-25-126-006.000-004	Real	Baxter Lester V & Suellyn/H&W	234,300	133,485	133,485	-
64	64-09-24-353-003.000-004	Real	B & P Financial Services Llc	136,100	136,100	136,100	-
64	64-09-24-340-001.000-004	Real	Handschy Susan & Nelson Anna Maria/Jt	137,100	137,100	137,100	-
64	64-09-25-101-008.000-004	Real	Von Tobels Corporation	142,400	142,400	142,400	-
64	64-09-25-126-002.000-004	Real	Lake County Trust Company	145,600	145,600	145,600	-
64	64-09-24-378-007.000-004	Real	Pensacola Properties LLC	150,400	150,400	150,400	-
64	64-09-24-376-001.000-004	Real	Lawplace LLC	150,900	150,900	150,900	-
64	64-09-24-335-004.000-004	Real	Bowtie Properties LLC	155,800	155,800	155,800	-
64	64-09-24-336-011.000-004	Real	Good Rentals LLC	157,300	157,300	157,300	-
64	64-09-25-102-001.000-004	Real	Salan David M & Jamiel/H&W	159,000	159,000	159,000	-
64	64-09-25-126-008.000-004	Real	Wheeless Andrew T & Barbara J/H&W	159,400	159,400	159,400	-
64	64-09-24-336-010.000-004	Real	205 Jefferson LLC	169,000	159,602	159,602	-
64	64-09-24-380-002.000-004	Real	Dave and Claw's LLC	160,900	160,900	160,900	-
64	64-09-25-101-007.000-004	Real	GMG Properties LLC	161,400	161,400	161,400	-
64	64-09-24-343-004.000-004	Real	Bone Carolyn J Trustee Trust #39	165,600	165,600	165,600	-
64	64-09-25-126-004.000-004	Real	Ilievski Tome & Elena Inter Vivos Trust	166,200	166,200	166,200	-
64	64-09-24-341-002.000-004	Real	Pollack Phoebe P	167,700	167,700	167,700	-
64	64-09-24-341-006.000-004	Real	Robinson Jeremy	219,900	168,134	168,134	-
64	64-09-24-337-002.000-004	Real	Raynor Thomas J & Randall R/Tc	169,300	169,300	169,300	-
64	64-09-24-345-006.000-004	Real	Brandy Dennis D & Phyllis A	171,000	171,000	171,000	-
64	64-09-25-101-003.000-004	Real	Campbell Street Complex LLC	171,000	171,000	171,000	-
64	64-09-25-104-001.000-004	Real	Giesler Stanley W	174,600	174,600	174,600	-
64	64-09-25-126-001.000-004	Real	Northern Indiana Public Service Company	177,200	177,200	177,200	-
64	64-09-24-339-001.000-004	Real	Gainer Bank	177,300	177,300	177,300	-
64	64-09-24-337-004.000-004	Real	Jefferson Financial Center LLC	178,000	178,000	178,000	-
64	64-09-24-314-006.000-004	Real	Tfa Properties Inc	179,200	179,200	179,200	-
64	64-09-24-378-009.000-004	Real	Custom Housing Options 2 LLC	179,300	179,300	179,300	-
64	64-09-24-381-007.000-004	Real	Dick Jan M	182,600	182,600	182,600	-
64	64-09-24-379-010.000-004	Real	Azevedo Euclides G	184,500	184,500	184,500	-
64	64-09-24-336-001.000-004	Real	Jarrett Larry S & Kim Kathleen Marie/H&W	187,300	187,300	187,300	-
64	64-09-24-314-002.000-004	Real	Lincolnway Office Llc	187,700	187,700	187,700	-
64	64-09-24-353-004.000-004	Real	Karamesines Menelaos C & Kimberly J/H&W	189,900	189,900	189,900	-
64	64-09-24-345-002.000-004	Real	Trust No 4	190,900	190,900	190,900	-
64	64-09-24-379-004.000-004	Real	Azevedo Euclides G 1/2& Ismael Martinez	192,600	192,600	192,600	-
64	64-09-24-344-007.000-004	Real	Berning Patricia L Revocable Trust Agree	193,400	193,400	193,400	-
64	64-09-24-343-010.000-004	Real	Quad Llc	196,800	196,800	196,800	-
64	64-09-24-340-009.000-004	Real	One D Girl LLC	197,100	197,100	197,100	-

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**List of All Individual Components in Each Allocation Area
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Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-341-005.000-004	Real	301 Lincolnway LLC	198,200	198,200	198,200	-
64	64-09-24-314-013.000-004	Real	Smith Ready Mix Inc	200,600	200,600	200,600	-
64	64-09-26-228-003.000-004	Real	Weiler Robert L & Maryann	205,200	202,200	202,200	-
64	64-09-24-315-005.000-004	Real	Magiera Michael A & Albers Kristine/H&W	202,600	202,600	202,600	-
64	64-09-24-315-006.000-004	Real	Addison Investments LLC	210,200	210,200	210,200	-
64	64-09-24-354-006.000-004	Real	Brown 256 West LLC	214,600	214,600	214,600	-
64	64-09-24-345-007.000-004	Real	Frank James Thomas Sr Living Trust	215,400	215,400	215,400	-
64	64-09-24-378-006.000-004	Real	Atrium Apartments Llc	218,300	218,300	218,300	-
64	64-09-26-231-004.000-004	Real	Defler Clark H Revocable Tr 1/2 & Joan H	220,000	220,000	220,000	-
64	64-09-24-343-002.000-004	Real	55 Properties LLC	221,700	221,700	221,700	-
64	64-09-23-478-005.000-004	Real	L & S Metals	222,600	222,600	222,600	-
64	64-09-24-336-009.000-004	Real	Talking Numbers LLC	225,100	225,100	225,100	-
64	64-09-24-341-001.000-004	Real	Viers Personal Trust& Nimtz Thomas A/Tc	226,700	226,700	226,700	-
64	64-09-24-357-001.000-004	Real	Browns Dairy Inc	230,400	230,400	230,400	-
64	64-09-24-343-008.000-004	Real	SHAO LLC	236,400	236,400	236,400	-
64	64-09-24-343-007.000-004	Real	E Lucas & Sons LLC	237,100	237,100	237,100	-
64	64-09-24-316-006.000-004	Real	Merken Building Llc	241,500	238,500	238,500	-
64	64-09-24-340-003.000-004	Real	Bucher & Sons LLC	240,500	240,500	240,500	-
64	64-09-24-314-015.000-004	Real	Trust No 120159	243,200	243,200	243,200	-
64	64-09-25-104-005.000-004	Real	Micbrylak LLC	245,500	245,500	245,500	-
64	64-09-24-344-002.000-004	Real	Haven Creek Capital LLC	248,800	248,800	248,800	-
64	64-09-24-345-009.000-004	Real	Trust No 4	255,700	255,700	255,700	-
64	64-09-24-337-001.000-004	Real	Downtown Valparaiso Partners LLC	256,100	256,100	256,100	-
64	64-09-24-389-001.000-004	Real	Daneff Jeffrey P & Lussetto Amy M/H&W	444,200	256,480	256,480	-
64	64-09-24-344-003.000-004	Real	Angotti Vincent J & Patti/H&W	259,700	259,700	259,700	-
64	64-09-24-341-003.000-004	Real	Winter Acquisitions LLC	261,400	261,400	261,400	-
64	64-09-24-339-005.000-004	Real	Porter Lodge 137 F & Am Of Porter County	536,900	268,450	268,450	-
64	64-09-25-104-004.000-004	Real	Tec Property Holdings Llc	269,100	269,100	269,100	-
64	64-09-24-315-013.000-004	Real	DAM Fine Properties LLC	286,000	286,000	286,000	-
64	64-09-24-314-012.000-004	Real	G & M Property Holdings Llc	294,700	294,700	294,700	-
64	64-09-24-389-003.000-004	Real	LJF Investments LLC	296,500	296,500	296,500	-
64	64-09-24-358-015.000-004	Real	Northern In Public Ser Co	305,000	305,000	305,000	-
64	64-09-24-343-005.000-004	Real	Fitousis Nick D & Eleftheria & Dimitrios	305,300	305,300	305,300	-
64	64-09-24-345-001.000-004	Real	Jeselskis Colette	305,300	305,300	305,300	-
64	64-09-24-339-006.000-004	Real	Rivero Carlos & Carol/H&W	310,300	310,300	310,300	-
64	64-09-24-379-011.000-004	Real	LJF Investments LLC	310,400	310,400	310,400	-
64	64-09-24-389-004.000-004	Real	LJF Investments LLC	319,800	319,800	319,800	-
64	64-09-24-343-006.000-004	Real	Steil Valerie G	321,300	321,300	321,300	-
64	64-09-24-314-014.000-004	Real	Courtney Morgan LLC	332,000	332,000	332,000	-
64	64-09-25-126-003.000-004	Real	Salan David M & Jamiel/H&W	343,700	343,700	343,700	-
64	64-09-24-381-013.000-004	Real	Bartholomew C Robert	346,600	346,600	346,600	-
64	64-09-24-344-004.000-004	Real	MJ Miller Investments INC	350,600	350,600	350,600	-
64	64-09-24-353-005.000-004	Real	Uban Thomas W	356,400	356,400	356,400	-
64	64-09-26-231-003.000-004	Real	Luke Land Llc	400,300	400,300	400,300	-
64	64-09-24-356-001.000-004	Real	Von Tobel Corporation	408,500	408,500	408,500	-
64	64-09-24-353-008.000-004	Real	Parker Drive Partnersllc	409,600	409,600	409,600	-
64	64-09-24-389-002.000-004	Real	LJF Investments LLC	422,200	422,200	422,200	-
64	64-09-24-345-005.000-004	Real	Tezak Investments LLC	427,900	427,900	427,900	-
64	64-09-24-314-011.000-004	Real	Smith Ready Mix Inc	441,900	441,900	441,900	-
64	64-09-24-344-009.000-004	Real	Valparaiso Partners LLC	464,400	464,400	464,400	-
64	64-09-25-106-002.000-004	Real	Diamond Residential Mortgage Corporation	630,000	471,640	471,640	-
64	64-09-24-315-012.000-004	Real	DAM Fine Properties LLC	481,300	481,300	481,300	-
64	64-09-24-343-009.000-004	Real	Blosky John Living Trust 1/2 & Blosky-Pa	482,200	482,200	482,200	-
64	64-09-24-358-011.000-004	Real	Smith Ready Mix Inc	500,100	497,100	497,100	-
64	64-09-26-228-002.000-004	Real	Weiler Robert L & Maryann/H&W	497,200	497,200	497,200	-
64	64-09-24-344-006.000-004	Real	Gengo Anthony M	497,300	497,300	497,300	-
64	64-09-24-339-007.000-004	Real	Bertig Buildings Llc	507,500	507,500	507,500	-
64	64-09-25-101-005.000-004	Real	Von Tobel Corporation	522,800	522,800	522,800	-
64	64-09-25-106-001.000-004	Real	Centier Bank	557,000	557,000	557,000	-
64	64-09-24-339-004.000-004	Real	E Lucas & Sons LLC	706,000	617,950	617,950	-

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-343-001.000-004	Real	Courtyard Properties Valpo LLC	658,400	658,400	658,400	-
64	64-09-24-340-008.000-004	Real	Christodoulakis Kostis Living Trust	669,200	669,200	669,200	-
64	64-09-24-358-013.000-004	Real	Von Tobel Corporation	682,500	682,500	682,500	-
64	64-09-25-104-006.000-004	Real	Blaney Kenneth	762,700	762,700	762,700	-
64	64-09-24-357-004.000-004	Real	Von Tobel Corporation	822,300	822,300	822,300	-
64	64-09-25-104-009.000-004	Real	Tech Credit Union	844,300	844,300	844,300	-
64	64-09-24-315-011.000-004	Real	Courtney Morgan LLC	936,600	936,600	936,600	-
64	64-09-23-476-007.000-004	Real	City of Valparaiso Redevelopment Commiss	1,121,900	-	1,032,455	-
64	64-09-24-339-003.000-004	Real	Gainer Bank	1,283,900	1,283,900	1,283,900	-
64	64-09-25-104-007.000-004	Real	Waltrust Properties Inc	1,409,100	1,409,100	1,409,100	-
64	64-09-24-316-007.000-004	Real	Block 24 LLC	2,860,300	2,860,300	2,870,768	-
64	64-09-12-351-013.000-004	Real	Christ Lutheran Church Valparaiso	8,000	-	-	-
64	64-09-12-351-015.000-004	Real	Christ Lutheran Church	198,300	-	-	-
64	64-09-12-351-006.000-004	Real	Valparaiso City Of Redevelopment Commiss	-	-	-	-
64	64-09-12-351-016.000-004	Real	City of Valparaiso Indiana	6,700	-	-	-
64	64-09-12-351-017.000-004	Real	Christ Lutheran Church Valparaiso	1,200	-	-	-
64	64-09-12-451-001.000-004	Real	United States Postal Service Central Reg	-	-	-	-
64	64-09-12-352-801.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-12-352-002.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-12-426-005.000-004	Real	Vale Park Village Apartments LLC	-	-	-	-
64	64-09-12-426-006.000-004	Real	Young Mens Christian Assoc of Valparaiso	1,219,900	-	-	-
64	64-09-12-476-001.000-004	Real	Vale Park Village Apartments LLC	-	-	-	-
64	64-09-12-476-883.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-12-476-005.000-004	Real	Vale Park Development LLC	-	-	-	-
64	64-09-12-427-001.000-004	Real	Young Men's Christian Association of Va	257,500	-	-	-
64	64-09-13-280-001.000-004	Real	Franchise Realty Corp %Rest Mgmt Corp #1	-	-	-	-
64	64-09-13-280-002.000-004	Real	Ratnayake Tikiri & Angela/H&W	-	-	-	-
64	64-09-13-280-012.000-004	Real	Franchise Realty Corp %Rest Mgmt Corp #1	-	-	-	-
64	64-09-13-280-013.000-004	Real	McDonald'S Corporation %Rest Mgmt Corp #	-	-	-	-
64	64-09-13-280-006.000-004	Real	McDonald'S Corporation %Rest Mgmt Corp #	-	-	-	-
64	64-09-13-201-001.000-004	Real	Aurora View LP	679,200	-	-	-
64	64-09-13-201-002.000-004	Real	Porter-Starke Services Inc	301,300	-	-	-
64	64-09-13-201-003.000-004	Real	Visiting Nurse Association Of Porter Cou	248,300	-	-	-
64	64-09-13-201-004.000-004	Real	Visiting Nurse Association Of Porter Cou	1,222,000	-	-	-
64	64-09-13-201-014.000-004	Real	HealthLinc Inc	1,132,800	-	-	-
64	64-09-13-201-006.000-004	Real	Visiting Nurse Association Foundation In	239,700	-	-	-
64	64-09-13-201-007.000-004	Real	Visiting Nurse Association of Porter Cou	460,800	-	-	-
64	64-09-13-202-006.000-004	Real	Porter Starke Services INC	783,200	-	-	-
64	64-09-13-204-010.000-004	Real	Porter Starke Services Of Indiana	442,600	-	-	-
64	64-09-13-204-004.000-004	Real	Porter Starke Services	242,900	-	-	-
64	64-09-13-204-005.000-004	Real	Valparaiso City Of	-	-	-	-
64	64-09-13-204-007.000-004	Real	Home Of Onesiphorus	333,100	-	-	-
64	64-09-13-204-009.000-004	Real	Porter-Starke Services Inc	376,200	-	-	-
64	64-09-13-226-881.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-13-226-005.000-004	Real	Computer Services LLC c/o Chief Fin Offi	-	-	-	-
64	64-09-13-228-881.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-13-228-018.000-004	Real	City of Valparaiso	-	-	-	-
64	64-09-13-278-881.000-004	Real	Valparaiso City of	-	-	-	-
64	64-09-13-278-022.000-004	Real	R&H LLC	-	-	-	-
64	64-09-13-278-005.000-004	Real	New Creation Business Advocates Inc	346,400	-	-	-
64	64-09-13-278-017.000-004	Real	McDonalds Corporation %Rest Mgmt Corp #1	400	400	-	400
64	64-09-13-278-888.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-07-301-011.000-004	Real	Pines Village Retirement Communities Inc	10,507,100	-	-	-
64	64-10-07-301-015.000-004	Real	Valparaiso Board of Public Works & Safet	-	-	-	-
64	64-10-07-352-881.000-004	Real	Valparaiso City of Board of Public Works	-	-	-	-
64	64-10-07-352-882.000-004	Real	Valparaiso City of Board of Public Works	-	-	-	-
64	64-10-07-352-883.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-07-182-881.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-07-182-882.000-004	Real	Valparaiso City of	-	-	-	-
64	64-10-07-304-881.000-004	Real	Valparaiso City of	-	-	-	-

Prepared by:

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2020
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-175-001.000-004	Real	North Hampstead Residential POA	-	-	-	-
64	64-10-07-186-001.000-004	Real	North Hampstead Residential POA	-	-	-	-
64	64-10-07-177-001.000-004	Real	Flint Lake Village Commercial Llc	400	400	133	267
64	64-10-07-352-029.000-004	Real	Lakepointe Gardens Partnership	400	400	399	1
64	64-09-13-278-016.000-004	Real	Reason Bell Properties	500	500	499	1
64	64-10-07-133-003.000-004	Real	Flint Lake Village Commercial Llc	600	600	599	1
64	64-10-07-182-001.000-004	Real	Flint Lake Village Commercial Llc	1,200	1,200	1,200	-
64	64-10-07-182-004.000-004	Real	Flint Lake Village Commercial Llc	5,100	5,100	5,100	-
64	64-10-07-180-053.000-004	Real	Costas Diane	12,600	12,600	12,571	29
64	64-10-07-180-055.000-004	Real	Costas Diane	12,600	12,600	12,571	29
64	64-09-13-228-013.000-004	Real	Family Express Corporation	14,100	14,100	14,068	32
64	64-09-12-476-902.000-004	Real	Indiana Federal Savings & Loan	14,600	14,600	14,566	34
64	64-09-13-204-012.000-004	Real	VPAH Property LLC	16,800	16,800	16,761	39
64	64-09-13-228-012.000-004	Real	Pathfinder Group Property Management LLC	22,900	22,900	22,847	53
64	64-09-13-203-010.000-004	Real	Vale Park Medical Center	29,700	29,700	29,632	68
64	64-09-13-228-003.000-004	Real	Hitz Larry D	33,500	33,500	33,423	77
64	64-10-07-183-005.000-004	Real	O'Quinn William & Debra/H&W	134,200	42,500	42,500	-
64	64-10-07-183-012.000-004	Real	Kusmierz Stanley L & Judith M/H&W	116,700	43,605	43,605	-
64	64-09-13-201-010.000-004	Real	Vale Park Medical LLC	44,600	44,600	44,497	103
64	64-09-13-203-009.000-004	Real	Vale Park Medical Center	48,600	48,600	48,488	112
64	64-10-07-180-017.000-004	Real	Babcock Melody	153,800	55,240	55,240	-
64	64-09-12-476-003.000-004	Real	Vale Park Development Llc	55,400	55,400	55,272	128
64	64-10-07-183-009.000-004	Real	Sears Rosalie Family Trust	151,700	56,875	56,875	-
64	64-10-07-183-008.000-004	Real	Jevtic Miroslav	145,400	62,260	62,260	-
64	64-10-07-180-083.000-004	Real	Schramlin Betsy A	168,300	64,665	64,665	-
64	64-10-07-351-901.000-004	Real	Maisel E N & Associates Prop Tx Comp Dep	65,100	65,100	64,950	150
64	64-10-07-183-010.000-004	Real	Schwartz Ellen G	150,400	65,510	65,510	-
64	64-10-07-186-008.000-004	Real	Wible Matthew S	170,400	66,030	66,030	-
64	64-10-07-180-020.000-004	Real	Heckman Nancy J F	147,200	66,430	66,430	-
64	64-10-07-180-018.000-004	Real	Severe Richard	151,900	66,485	66,485	-
64	64-10-07-352-044.000-004	Real	Indiana Grocery Group LLC	67,000	67,000	67,000	-
64	64-10-07-186-002.000-004	Real	Chavez Ronald D & Carol/H&W	172,400	67,330	67,330	-
64	64-10-07-180-019.000-004	Real	Bausor Marion L	156,400	69,410	69,410	-
64	64-09-12-477-002.000-004	Real	Vale Park Development LLC	69,900	69,900	69,739	161
64	64-10-07-180-038.000-004	Real	Lafferty Matthew C & Susan A/H&W	156,200	72,280	72,280	-
64	64-09-13-203-008.000-004	Real	Delumpa Rustica C Revocable Living Trust	72,800	72,800	72,632	168
64	64-10-07-352-901.000-004	Real	Lakepoint Investments LLC	72,800	72,800	72,632	168
64	64-10-07-180-039.000-004	Real	Pawlak Connie E	163,800	74,220	74,220	-
64	64-10-07-177-046.000-004	Real	Schnabel Scott A	164,100	74,415	74,415	-
64	64-10-07-183-011.000-004	Real	Bogner Teresa	164,300	74,545	74,545	-
64	64-10-07-180-080.000-004	Real	Mullins Sheila M	165,000	75,000	75,000	-
64	64-10-07-180-085.000-004	Real	Chocholek Brian J	166,800	76,170	76,170	-
64	64-09-13-201-012.000-004	Real	Vale Park Medical LLC	76,600	76,600	76,424	176
64	64-10-07-180-082.000-004	Real	Modesto Robert L & Julie E/H&W	171,000	78,900	78,900	-
64	64-10-07-186-006.000-004	Real	Stamper Laverne Deborah	173,700	80,655	80,655	-
64	64-09-13-203-007.000-004	Real	Delumpa Rustica C Revocable Living Trust	81,000	81,000	80,814	186
64	64-09-13-203-004.000-004	Real	Delumpa Bernadette Anne Trust Agreement	80,900	80,900	80,900	-
64	64-09-13-280-016.000-004	Real	McDonald'S Corporation %Rest Mgmt Corp #	81,300	81,300	81,113	187
64	64-10-07-180-086.000-004	Real	Parker Justin M	173,600	83,590	83,590	-
64	64-10-07-183-007.000-004	Real	Sparks Diane	179,000	84,100	84,100	-
64	64-09-12-477-004.000-004	Real	Vale Park Development LLC	84,600	84,600	84,405	195
64	64-10-07-186-009.000-004	Real	Gecas Richard F & Alice M/H&W	180,600	85,140	85,140	-
64	64-10-07-180-084.000-004	Real	Fromm Stephan W & Carole J/H&W	182,800	86,570	86,570	-
64	64-10-07-177-044.000-004	Real	Thompson Lana S	178,700	86,905	86,905	-
64	64-10-07-175-003.000-004	Real	Calhoon Ken & Linda/H&W	186,200	88,780	88,780	-
64	64-09-13-203-005.000-004	Real	Garlapati Sudhakar R & Anuradha R/H&W	89,000	89,000	89,000	-
64	64-09-13-203-006.000-004	Real	Garlapati Sudhakar R & Anuradha/H&W	89,000	89,000	89,000	-
64	64-10-07-186-010.000-004	Real	Orta Monica S	187,900	89,885	89,885	-
64	64-10-07-185-003.000-004	Real	Zahm William	190,600	91,640	91,640	-
64	64-10-07-186-005.000-004	Real	Ruwersma Harold W & Starlene S/H&W	191,900	92,485	92,485	-

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**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-177-024.000-004	Real	Ragland Ryan A	193,600	93,590	93,590	-
64	64-10-07-183-006.000-004	Real	Zarantonello Peter J & Felipa/H&W	190,200	94,380	94,380	-
64	64-10-07-180-087.000-004	Real	Barthold Brian R	196,300	95,345	95,345	-
64	64-10-07-185-001.000-004	Real	Guzman Maria G	196,600	95,540	95,540	-
64	64-09-13-203-001.000-004	Real	Wiese Kurt A	97,100	97,100	97,100	-
64	64-10-07-185-009.000-004	Real	Frost Tina M	195,700	97,955	97,955	-
64	64-10-07-177-025.000-004	Real	Nelson Lorene B	200,400	98,010	98,010	-
64	64-10-07-134-004.000-004	Real	Anderson Ian Lee & Kathleen L/H&W	200,900	98,335	98,335	-
64	64-10-07-180-079.000-004	Real	Stibgen David D	202,200	99,180	99,180	-
64	64-10-07-177-047.000-004	Real	Allen-Abulhassan Tina M	197,800	99,320	99,320	-
64	64-10-07-134-008.000-004	Real	Lator Monica M	203,800	100,220	100,220	-
64	64-09-13-227-002.000-004	Real	Michael Drone DDS LLC	101,300	101,300	101,300	-
64	64-09-13-227-004.000-004	Real	Schechner Loretta Revocable Trust	101,700	101,700	101,700	-
64	64-09-13-227-001.000-004	Real	Michael Drone DDS LLC	101,900	101,900	101,900	-
64	64-09-13-227-003.000-004	Real	Michael Drone DDS LLC	102,500	102,500	102,500	-
64	64-10-07-185-002.000-004	Real	Pflughaupt Matthew P & Pflughaupt Jennif	203,000	102,700	102,700	-
64	64-10-07-175-002.000-004	Real	George Judith R	207,700	102,755	102,755	-
64	64-10-07-181-006.000-004	Real	Bland Leon E & Nancy J/H&W	203,800	103,220	103,220	-
64	64-09-12-352-001.000-004	Real	Clifford J M & T G Living Trust /W Life	200,900	103,225	103,225	-
64	64-10-07-177-048.000-004	Real	Pham Christine Diep	209,800	104,120	104,120	-
64	64-10-07-175-006.000-004	Real	Pall Rena Kay Trust	206,100	104,715	104,715	-
64	64-10-07-185-004.000-004	Real	King Jeffrey M & Danielle R/H&W	212,000	105,550	105,550	-
64	64-10-07-175-005.000-004	Real	George Kenneth E	213,100	106,265	106,265	-
64	64-10-07-175-004.000-004	Real	Keever Erin Bree	213,200	106,330	106,330	-
64	64-10-07-175-008.000-004	Real	Monroe Linda K	208,700	106,405	106,405	-
64	64-10-07-134-003.000-004	Real	Weil Patrick D & Patrice S/H&W	216,200	108,280	108,280	-
64	64-10-07-134-007.000-004	Real	Parker Donna J	222,200	112,180	112,180	-
64	64-10-07-175-007.000-004	Real	Sanders Mark S & Sanders Diane M	222,500	112,375	112,375	-
64	64-09-13-204-003.000-004	Real	Pablo Realty LLC	113,100	113,100	113,100	-
64	64-09-13-203-002.000-004	Real	Wiese Kurt A	113,200	113,200	113,200	-
64	64-10-07-181-003.000-004	Real	Gray Steven J & Deborah A/H&W	223,000	115,700	115,700	-
64	64-10-07-134-001.000-004	Real	Bachert John C	228,700	116,405	116,405	-
64	64-10-07-185-008.000-004	Real	Wayne David & Victoria I/H&W	229,200	116,730	116,730	-
64	64-10-07-355-001.000-004	Real	Vale Park Development LLC	118,300	118,300	118,028	272
64	64-10-07-185-005.000-004	Real	Carpus Joel D & Elizabeth A/H&W	228,100	118,535	118,535	-
64	64-10-07-185-007.000-004	Real	Majchrowicz Kara L	234,000	119,850	119,850	-
64	64-10-07-181-002.000-004	Real	Gray Gary K & Donna M/H&W	229,800	120,120	120,120	-
64	64-10-07-181-004.000-004	Real	Johnston Christiana J	235,900	121,085	121,085	-
64	64-10-07-134-006.000-004	Real	Thoreson Carol A	238,300	122,645	122,645	-
64	64-10-07-185-010.000-004	Real	Cram Kevin J & Kathi L/H&W	240,400	124,010	124,010	-
64	64-09-13-278-021.000-004	Real	CPC Holdings LLC	127,100	127,100	127,100	-
64	64-10-07-185-006.000-004	Real	Burnside Matthew & Maritza/H&W	246,300	127,845	127,845	-
64	64-09-13-203-003.000-004	Real	Kassar Amer	129,300	129,300	129,300	-
64	64-09-13-228-002.000-004	Real	Midas Properties Inc Attn: Real Est Tax	133,900	133,900	133,900	-
64	64-10-07-181-005.000-004	Real	Kotys Wesley M & Sarah E/H&W	251,400	131,160	134,160	-
64	64-09-13-281-001.000-004	Real	CPC Holdings LLC	140,700	140,700	140,376	324
64	64-09-12-476-002.000-004	Real	Vale Park Development Llc	140,600	140,600	140,600	-
64	64-09-13-278-012.000-004	Real	CPC Holdings LLC	141,500	141,500	141,174	326
64	64-09-13-228-008.000-004	Real	Family Express Corporation	155,900	155,900	155,541	359
64	64-09-13-278-002.000-004	Real	CPC Holdings LLC	166,500	166,500	166,117	383
64	64-10-07-180-078.000-004	Real	Costas Diane	166,400	166,400	166,400	-
64	64-09-13-280-004.000-004	Real	Connors Gary H	167,500	167,500	167,114	386
64	64-09-13-228-011.000-004	Real	Pathfinder Group Property Management LLC	167,400	167,400	167,400	-
64	64-10-07-186-004.000-004	Real	Scalise Nicholas F	171,500	171,500	171,500	-
64	64-10-07-352-028.000-004	Real	Indiana Grocery Group LLC	173,500	173,500	173,500	-
64	64-10-07-186-007.000-004	Real	Northlake Marketing LLC	173,900	173,900	173,900	-
64	64-09-13-278-013.000-004	Real	CPC Holdings LLC	175,000	175,000	174,597	403
64	64-10-07-186-003.000-004	Real	Porter Br	176,700	176,700	176,700	-
64	64-10-07-180-081.000-004	Real	Costas Diane R	179,000	179,000	179,000	-
64	64-10-07-180-088.000-004	Real	Wieczorek Ronald J	183,000	183,000	182,805	195

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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-13-228-010.000-004	Real	Pathfinder Group Property Management LLC	185,400	185,400	184,973	427
64	64-09-13-278-020.000-004	Real	CPC Holdings LLC	190,600	190,600	190,161	439
64	64-09-13-280-003.000-004	Real	Bland Leon & Vanessa/H&W	194,500	194,500	194,052	448
64	64-09-13-202-003.000-004	Real	Wheeland Mark R & Juliea/H&W	203,700	203,700	203,231	469
64	64-10-07-134-002.000-004	Real	Frick Willard E & Virginia E/H&W	203,800	203,800	203,331	469
64	64-09-13-278-014.000-004	Real	Gupta Indrani Revoc Trust	211,900	211,900	211,412	488
64	64-10-07-134-005.000-004	Real	Lee Melinda S Trust	217,100	217,100	216,890	210
64	64-09-13-279-004.000-004	Real	Behrend Management LLC	218,100	218,100	218,100	-
64	64-09-13-279-001.000-004	Real	Behrend Management LLC	221,600	221,600	221,090	510
64	64-09-13-281-002.000-004	Real	CPC Holdings LLC	221,300	221,300	221,300	-
64	64-09-13-279-003.000-004	Real	Behrend Management LLC	222,200	222,200	221,688	512
64	64-09-13-279-006.000-004	Real	Behrend Management LLC	224,700	224,700	224,700	-
64	64-10-07-352-009.000-004	Real	Indiana Holdings Real Estate LLC	225,300	225,300	224,781	519
64	64-09-13-279-005.000-004	Real	Behrend Management LLC	225,600	225,600	225,600	-
64	64-09-13-278-007.000-004	Real	R&H LLC	231,800	231,800	231,800	-
64	64-09-13-279-002.000-004	Real	Behrend Management LLC	232,400	232,400	231,865	535
64	64-09-13-278-001.000-004	Real	CPC Holdings LLC	234,400	234,400	233,860	540
64	64-10-07-352-001.000-004	Real	Philips Community Storage LLC	239,100	239,100	239,100	-
64	64-09-13-204-006.000-004	Real	Shaffer John	243,700	240,700	240,700	-
64	64-09-13-280-005.000-004	Real	Radosevich John M & Davis Judy L/H&W	245,300	245,300	244,735	565
64	64-10-07-351-003.000-004	Real	Vale Park Development Llc	246,300	246,300	245,733	567
64	64-10-07-351-002.000-004	Real	Vale Park Development Llc	246,100	246,100	246,100	-
64	64-09-13-280-008.000-004	Real	Nondorf Gary A & Mona D/H&W	249,200	249,200	248,626	574
64	64-10-07-177-045.000-004	Real	Parikh Parth & Julianne C/H&W	252,300	249,300	249,300	-
64	64-09-13-276-005.000-004	Real	Bakery Building LLC	253,700	253,700	253,700	-
64	64-09-13-280-014.000-004	Real	Ratnayake Tikiri & Angela/H&W	257,500	257,500	256,907	593
64	64-09-13-202-005.000-004	Real	Jdj Realty Investments Llc	280,700	280,700	280,700	-
64	64-10-07-305-002.000-004	Real	Eleftheri Loucas	297,500	297,500	297,500	-
64	64-09-13-280-010.000-004	Real	Allen Kenneth J & Niloufar L/H&W	299,800	299,800	299,800	-
64	64-09-13-204-011.000-004	Real	Pablo Realty LLC	300,200	300,200	300,200	-
64	64-09-13-201-005.000-004	Real	Valparaiso Redevelopment Commission	308,100	308,100	307,391	709
64	64-10-07-351-004.000-004	Real	Realty Income Corporation Attn:Portfolio	331,600	331,600	331,600	-
64	64-09-13-228-015.000-004	Real	CEHOG I LLC	342,100	342,100	342,100	-
64	64-09-13-228-006.000-004	Real	Brown James M Trust 1/2 & Josephine H Tr	358,500	358,500	358,500	-
64	64-10-07-352-027.000-004	Real	Spare Space L L C	359,600	359,600	359,600	-
64	64-09-13-280-015.000-004	Real	Franchise Realty Corp %Rest Mgmt Corp #1	368,500	368,500	367,652	848
64	64-10-07-182-011.000-004	Real	Valpo Development Group Llc	373,200	373,200	373,200	-
64	64-10-07-305-006.000-004	Real	Philips Community Storage L L C	373,200	373,200	373,200	-
64	64-09-13-202-002.000-004	Real	Buck Stephen R & Jill L/H&W	378,100	378,100	378,100	-
64	64-09-13-228-007.000-004	Real	Carlisle Real Estate	380,000	380,000	380,000	-
64	64-10-07-182-010.000-004	Real	Forszt Mark J & Forszt Michael J	393,700	393,700	393,700	-
64	64-09-13-278-004.000-004	Real	P & A LLC	404,500	404,500	404,500	-
64	64-09-13-204-001.000-004	Real	VPAH Property LLC	405,500	405,500	405,500	-
64	64-10-07-301-013.000-004	Real	Vale Park Development Llc	407,900	407,900	407,900	-
64	64-10-07-305-001.000-004	Real	Shoecrew LLC	415,000	415,000	415,000	-
64	64-09-13-201-013.000-004	Real	Valley Drive MOB LLC	425,200	425,200	425,200	-
64	64-09-13-278-015.000-004	Real	Gupta Indrani Revocable Trust	450,300	450,300	450,300	-
64	64-10-07-304-002.000-004	Real	Spare Space L L C	456,200	456,200	456,200	-
64	64-09-13-201-008.000-004	Real	Darts Three LLC	458,000	458,000	458,000	-
64	64-10-07-177-003.000-004	Real	North Hampstead Coffee House LLC	461,300	461,300	461,300	-
64	64-10-07-352-045.000-004	Real	Indiana Holdings II Real Estate LLC	476,400	476,400	476,400	-
64	64-09-13-228-017.000-004	Real	Hitz Larry D	504,200	504,200	504,200	-
64	64-10-07-326-001.000-004	Real	Realty Income Properties 5 LLC	513,500	513,500	513,500	-
64	64-09-13-278-003.000-004	Real	Desert Streams Llc	514,500	514,500	514,500	-
64	64-09-13-228-016.000-004	Real	CPC Holdings LLC	518,000	518,000	518,000	-
64	64-09-13-226-007.000-004	Real	Nbd Bank	538,300	538,300	538,300	-
64	64-09-13-201-009.000-004	Real	Vale Park Medical LLC	561,600	561,600	560,307	1,293
64	64-09-13-276-001.000-004	Real	First Partners	581,400	581,400	581,400	-
64	64-10-07-352-046.000-004	Real	First Natl Bank Valpo	595,700	595,700	594,329	1,371
64	64-09-12-477-003.000-004	Real	Valparaiso Retail LLC	597,300	597,300	595,925	1,375

Prepared by:

**CITY OF VALPARAISO
VALPARAISO REDEVELOPMENT COMMISSION**

**Annual Report of the Valparaiso Redevelopment Commission for Fiscal Year Ending December 31, 2020
Pursuant to Indiana Code 36-7-14-13**

**List of All Individual Components in Each Allocation Area
(Data for January 1, 2019 Pay 2020)**

Consolidated Valparaiso Allocation Area No. 1

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-10-07-301-014.000-004	Real	Zheng Brothers LLC	596,900	596,900	596,900	-
64	64-09-13-204-008.000-004	Real	2501 Cumberland Llc	625,300	625,300	625,300	-
64	64-09-13-202-004.000-004	Real	501 Wall LLC	630,600	630,600	630,600	-
64	64-09-13-276-004.000-004	Real	2107 N Calumet Ave LLC	633,700	633,700	633,700	-
64	64-09-13-202-001.000-004	Real	Pablo Realty LLC	638,600	638,600	638,600	-
64	64-10-07-351-010.000-004	Real	Peoples Bank SB	665,400	665,400	665,400	-
64	64-09-13-201-011.000-004	Real	Vale Park Medical LLC	676,400	676,400	674,843	1,557
64	64-10-07-351-006.000-004	Real	Vale Park Development LLC	758,200	758,200	758,200	-
64	64-10-07-305-003.000-004	Real	Patriki LLC	787,900	787,900	787,900	-
64	64-09-13-229-001.000-004	Real	Family Express Corporation	822,800	822,800	822,800	-
64	64-10-07-305-005.000-004	Real	Patricia M Revocable Trust 1/2 & Philips	835,200	835,200	835,200	-
64	64-09-13-229-002.000-004	Real	UHV LLC	848,600	848,600	848,600	-
64	64-09-13-226-006.000-004	Real	A&M Building LLC	863,300	863,300	863,300	-
64	64-09-12-477-001.000-004	Real	Vale Park Development LLC	901,000	901,000	898,926	2,074
64	64-10-07-305-004.000-004	Real	MCCG LLC	918,000	918,000	918,000	-
64	64-09-13-278-019.000-004	Real	B & H Real Estate LLC	921,400	921,400	920,571	829
64	64-09-13-280-007.000-004	Real	1101 East Glendale Boulevard Real Estate	935,900	935,900	935,900	-
64	64-10-07-304-003.000-004	Real	Trust FNB 3611	941,500	941,500	940,746	754
64	64-09-13-226-004.000-004	Real	El-Naggar Family Limited Partnership	947,200	947,200	947,200	-
64	64-09-13-280-011.000-004	Real	Logansport Newspapers Inc	958,400	958,400	958,400	-
64	64-10-07-352-004.000-004	Real	Blythe Richard H & Iola M	960,500	960,500	960,500	-
64	64-10-07-177-002.000-004	Real	SE VALPO LLC	964,700	964,700	964,700	-
64	64-09-13-280-009.000-004	Real	1101 Glendale Boulevard Real Estate LLC	1,034,700	1,034,700	1,034,700	-
64	64-09-12-476-901.000-004	Real	Kresge Ss & Co Property Taxcompliance De	1,087,400	1,087,400	1,087,400	-
64	64-10-07-327-001.000-004	Real	Banyan Group LLC	1,161,500	1,161,500	1,161,500	-
64	64-09-13-226-001.000-004	Real	Next Generation Investments LLC	1,361,700	1,361,700	1,361,700	-
64	64-09-13-226-012.000-004	Real	Computer Services LLC c/o Chief Fin Offi	1,371,900	1,371,900	1,368,742	3,158
64	64-10-07-182-012.000-004	Real	Banyan Group LLC	1,847,100	1,847,100	1,842,848	4,252
64	64-09-12-426-008.000-004	Real	Urschel Development Corp	1,863,400	1,863,400	1,863,400	-
64	64-10-07-352-042.000-004	Real	Lakepoint Investments LLC	2,271,500	2,271,500	2,271,500	-
64	64-10-07-352-043.000-004	Real	Indiana Grocery Group LLC	2,345,800	2,345,800	2,345,800	-
64	64-10-07-303-001.000-004	Real	Calumet RE Ownership LLC	2,532,300	2,532,300	2,527,635	4,665
64	64-10-07-351-008.000-004	Real	Vale Park Development Llc	3,855,000	3,855,000	3,854,337	663
64	64-09-12-476-006.000-004	Real	Vale Park Village Apartments LLC	5,943,500	5,943,500	5,929,823	13,677
64	64-10-31-200-010.000-004	Real	City of Valparaiso	3,500	-	-	-
64	64-10-31-276-001.000-004	Real	Appletree Ventures LLC	-	-	-	-
64	64-10-31-276-002.000-004	Real	Appletree Ventures LLC	-	-	-	-
64	64-10-31-200-009.000-004	Real	Appletree Ventures LLC	14,922,100	11,021,170	8,345	11,012,825
Total:				\$ 694,254,060	\$ 558,647,398	\$ 242,476,099	\$ 336,035,199

Consolidated Valparaiso Allocation Area No. 2

County	Parcel Number	Property Type	Taxpayer Name	Gross Assessment	Net Assessment	Base Assessment	Captured Assessment
64	64-09-24-380-008.000-004	Real	Vale View LLC	-	-	-	-
64	64-09-24-380-012.000-004	Real	Valparaiso City of	-	-	-	-
Total:				\$ -	\$ -	\$ -	\$ -
Grand Total:				\$ 694,254,060	\$ 558,647,398	\$ 242,476,099	\$ 336,035,199