

64-10-19-279-007.000-004

General Information

Parcel Number
64-10-19-279-007.000-004

Local Parcel Number
01-000178221

Tax ID:
64-10-19-210-006.000-004

Routing Number

Property Class 860
Telephone, Telegraph, or Cable Co

Year: 2024

Location Information

County
Porter

Township
CENTER TOWNSHIP

District 004 (Local 001)
VALPARAISO (CENTER)

School Corp 6560
VALPARAISO COMMUNITY

Neighborhood 01234
Comm -- Center Office Park

Section/Plat
19

Location Address (1)
2401 CHICAGO ST
VALPARAISO, IN 46383

Zoning

Subdivision
SILHAVY COMM PARK

Lot
6

Market Model
2024 CENTER COMMERCIAL IMP

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☒

Neighborhood Life Cycle Stage
Static

Printed Sunday, April 14, 2024

Review Group 2022

GTE NORTH INC

Ownership

Gte North Inc
c/o Frontier Com Tax Dept
401 Merritt Seven 1st Floor
Norwalk, CT 06851

Legal

SILHAVY COMMERCIAL PARK 1ST ADD LOT 6 &
S50 W352 PAR C TIV



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/26/2024	As Of Date	04/05/2024	04/16/2023	04/11/2022	04/08/2021	04/04/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$313,800	Land	\$313,800	\$313,800	\$313,800	\$313,800	\$313,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$313,800	Land Non Res (3)	\$313,800	\$313,800	\$313,800	\$313,800	\$313,800
\$451,500	Improvement	\$451,500	\$515,100	\$465,700	\$422,300	\$466,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$451,500	Imp Non Res (3)	\$451,500	\$515,100	\$465,700	\$422,300	\$466,800
\$765,300	Total	\$765,300	\$828,900	\$779,500	\$736,100	\$780,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$765,300	Total Non Res (3)	\$765,300	\$828,900	\$779,500	\$736,100	\$780,600

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	1.8060	1.00	\$150,400	\$150,400	\$271,622	-10%	1.0000	0.00	0.00	100.00	\$244,460
13	A		0	0.6020	1.00	\$128,000	\$128,000	\$77,056	-10%	1.0000	0.00	0.00	100.00	\$69,350

2401 CHICAGO ST

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 Gte North Inc WD / I

860, Telephone, Telegraph, or Cable Co

Comm -- Center Office Par 1/2

Notes

Land Computations

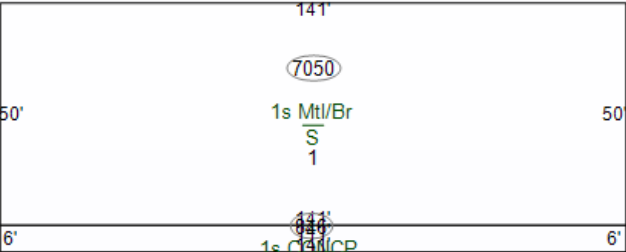
Calculated Acreage	2.41
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.41
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	2.41
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$313,800
Total Value	\$313,800

General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I BUILDING	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0
SB		B	1U

Wall Type	1: 1(213'),2(169')
Heating	7050 sqft
A/C	6100 sqft
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
				☐ Wood	☐ Asphalt	☐ Slate
				☐ Other		
Full Bath	0	2	6	GCK Adjustments		
Half Bath	0	0	0			
Kitchen Sinks	0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Water Heaters	0		0	☐ SteelGP	☐ AluSR	☐ Int Liner
Add Fixtures	0	3	3	☐ HGSR	☐ PPS	☐ Sand Pnl
Total	0	0	5	9		

Exterior Features		
Description	Area	Value
Patio, Concrete	846	\$4,100



Floor/Use Computations			
Pricing Key	GCM	GCM	
Use	GENOFF	UTLSTOR	
Use Area	6100 sqft	950 sqft	
Area Not in Use	0 sqft	0 sqft	
Use %	86.5%	13.5%	
Eff Perimeter	382'	382'	
PAR	5	5	
# of Units / AC	0	0	
Avg Unit sz dpth	0	0	
Floor	1	1	
Wall Height	15'	15'	
Base Rate	\$91.05	\$47.64	
Frame Adj	\$0.00	\$0.00	
Wall Height Adj	\$5.53	\$0.99	
Dock Floor	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	
Adj Base Rate	\$96.58	\$48.63	
BPA Factor	1.00	1.00	
Sub Total (rate)	\$96.58	\$48.63	
Interior Finish	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	
A/C	\$0.00	\$0.00	
Sprinkler	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	
Unit Finish/SR	\$0.00	\$0.00	
GCK Adj.	\$0.00	\$0.00	
S.F. Price	\$96.58	\$48.63	
Sub-Total			
Unit Cost	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	
Total (Use)	\$589,110	\$46,196	

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 315sqft	\$8,840	1 x Ref Wat Cooler	\$1300
Can, IT 992sqft	\$9,620		

Building Computations			
Sub-Total (all floors)	\$635,306	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$673,566
Plumbing	\$14,400	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.98
Special Features	\$18,460	Repl. Cost New	\$693,099
Exterior Features	\$4,100		

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I BUILDING	1	3/6 Maso	C+1	1990	1990	34 A		0.98		7,050 sqft	\$693,099	53%	\$325,760	0%	100%	1.000	1.280	0.00	0.00	100.00	\$417,000
2: FENCING, METAL	1	9 Gauge	C	1990	1990	34 A	\$17.71	0.98	\$23.12	826' x 8'	\$19,096	80%	\$3,820	0%	100%	1.000	1.280	0.00	0.00	100.00	\$4,900
3: Paving Concrete	1	Concrete	C	1990	1990	34 A	\$3.80	0.98	\$3.72	2,135 sqft	\$7,951	80%	\$1,590	0%	100%	1.000	1.280	0.00	0.00	100.00	\$2,000
4: PAVING, ASPHALT	1	Asphalt	C	1990	1990	34 A	\$2.57	0.98	\$2.52	41,940 sqft	\$105,630	80%	\$21,130	0%	100%	1.000	1.280	0.00	0.00	100.00	\$27,000
5: Utility Shed	1		D	1990	1990	34 A	\$26.02	0.98	\$20.40	63 sqft	\$1,285	65%	\$450	0%	100%	1.000	1.280	0.00	0.00	100.00	\$600