

General Information

Parcel Number
64-10-29-203-001.000-029

Local Parcel Number
29-000011078

Tax ID:
64-10-29-102-038.000-029

Routing Number
29-21A

Ownership

J and N Realty LLC
851 Transport Dr
Valparaiso, IN 46383-8432

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/01/2016	J and N Realty LLC		WD	/	\$197,600	I
03/03/2016	Sensit Technologies L		WD	/	\$197,600	I
08/23/2001	BULK TRANSPORT C		WD	/		I

Notes

Legal

EASTPORT CENTRE FOR COMMERCE & INDUSTRY LOT 38 DITCH TIF



Property Class 456
Parking Lot or Structure

Commercial

Year: 2025

Location Information

County
Porter

Township
WASHINGTON TOWNSHIP

District 029 (Local 029)
VALPARAISO-WASHINGTON TWP

School Corp 6510
EAST PORTER COUNTY

Neighborhood 2916
Comm -- Wash/ Valpo 2916 Eastpor

Section/Plat

Location Address (1)
TRANSPORT DR
VALPARAISO, IN 46383

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/03/2025	04/04/2024	04/13/2023	04/09/2022	04/08/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$206,500	\$157,000	\$157,000	\$157,000	\$157,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$206,500	\$157,000	\$157,000	\$157,000	\$157,000
Improvement	\$7,400	\$9,700	\$9,900	\$13,400	\$12,300
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$7,400	\$9,700	\$9,900	\$13,400	\$12,300
Total	\$213,900	\$166,700	\$166,900	\$170,400	\$169,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$213,900	\$166,700	\$166,900	\$170,400	\$169,300

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

Zoning	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
	12	A		0	1	1.00	\$110,900	\$110,900	\$110,900	-20%	1.0000	0.00	0.00	100.00	\$88,720
	13	A		0	1.472	1.00	\$100,000	\$100,000	\$147,200	-20%	1.0000	0.00	0.00	100.00	\$117,760

Lot
38

Market Model
2025 WASHINGTON COMM IMPR

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

Land Computations

Calculated Acreage	2.47
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.47
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	2.47
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	\$206,500
Total Value	\$206,500

General Information		Plumbing	
Occupancy	Paving	#	TF
Description	Paving	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	
Floor Finish		Total	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	
<input type="checkbox"/> Parquet		Family Rooms	
Wall Finish		Total Rooms	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			

Description	Area	Value

Specialty Plumbing		
Description	Count	Value
	1	

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
			Total Base	
			Adjustments	Row Type Adj.
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
			Sub-Total, One Unit	\$0
			Sub-Total, 1 Units	
Exterior Features (+)			\$0	\$0
Garages (+) 0 sqft			\$0	\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.95
			Replacement Cost	\$18,366

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: Paving	1	Asphalt	C	2016	2016	9	A	\$2.81	0.95	(\$18,36	6,880 sqft	\$18,366	60%	\$7,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,400