

**General Information**

**Parcel Number**  
64-10-29-203-002.000-029

**Local Parcel Number**  
29-000036471

**Tax ID:**  
64-10-29-102-039.000-029

**Routing Number**  
29-21A

**Ownership**

J & 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
03/10/2003	J & N Realty LLC		UA	000/2004		I
08/23/2001	BULK, TRANSPORT		WD	/		I

**Notes**

**Property Class 340**  
Light Manufacturing & Assembly

**Legal**

EASTPORT CENTRE FOR COMMERCE &  
INDUSTRY LOT 39 DITCH TIF



**Industrial**

**Year: 2026**

**Location Information**

**County**  
Porter

**Township**  
WASHINGTON TOWNSHIP

**District 029 (Local 029)**  
VALPARAISO-WASHINGTON TWP

**School Corp 6510**  
EAST PORTER COUNTY

**Valuation Records**

Assessment Year	2026	2025	2024	2023	2022
<b>Reason For Change</b>	AA	AA	AA	AA	AA
<b>As Of Date</b>	04/08/2026	04/03/2025	04/04/2024	04/13/2023	04/09/2022
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	<b>\$238,500</b>	<b>\$238,500</b>	<b>\$170,400</b>	<b>\$170,400</b>	<b>\$170,400</b>
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$238,500	\$238,500	\$170,400	\$170,400	\$170,400
<b>Improvement</b>	<b>\$1,128,700</b>	<b>\$1,001,100</b>	<b>\$873,800</b>	<b>\$891,600</b>	<b>\$1,018,100</b>
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,128,700	\$1,001,100	\$873,800	\$891,600	\$1,018,100
<b>Total</b>	<b>\$1,367,200</b>	<b>\$1,239,600</b>	<b>\$1,044,200</b>	<b>\$1,062,000</b>	<b>\$1,188,500</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,367,200	\$1,239,600	\$1,044,200	\$1,062,000	\$1,188,500

**Neighborhood 2916**  
Comm -- Wash/ Valpo 2916 Eastpor

**Section/Plat**

**Location Address (1)**  
851 TRANSPORT DR  
VALPARAISO, IN 46383

**Zoning**

**Subdivision**  
EASTPORT CENTRE

**Lot**  
39

**Market Model**  
2026 WASHINGTON IND IMPROV

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**Streets or Roads** Paved

**TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 21, 2026

Review Group 2024

**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	1.00	1.00	\$132,400	\$132,400	\$132,400	-5%	1.0000	0.00	0.00	100.00	\$125,780
12	A		0	1.07	1.00	\$110,900	\$110,900	\$118,663	-5%	1.0000	0.00	0.00	100.00	\$112,730

**Land Computations**

Calculated Acreage	2.07
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.07
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	2.07
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	\$238,500
<b>Total Value</b>	<b>\$238,500</b>

Data Source External Only

Collector 11/26/2024

NEXUS LTD

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	2	<b>Pre. Finish</b>	Semi-Finished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 2(221'),3(733')	U: 1(152')
<b>Heating</b>	28923 sqft	1408 sqft
<b>A/C</b>	28923 sqft	1408 sqft
<b>Sprinkler</b>		

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
<b>Add Fixtures</b>	0	22	22
<b>Total</b>	0	22	22

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
<input checked="" type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input checked="" type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Patio, Concrete	254	\$2,000

**Special Features**

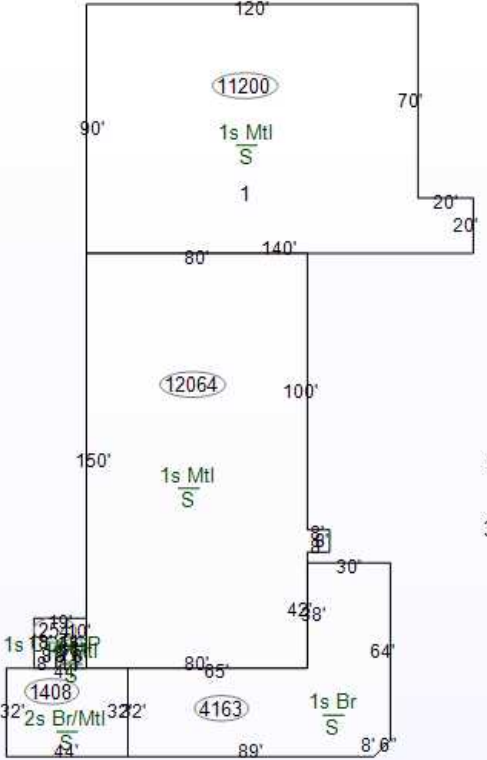
<b>Description</b>	<b>Value</b>
Mezz 2100sqft	\$65,247
Can, CT 90sqft	\$3,310
DF, LD 280sqft	\$13,710

**Other Plumbing**

<b>Description</b>	<b>Value</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$2,309,669</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$2,441,896</b>
Plumbing	\$47,960	Quality (Grade)	1.05
Other Plumbing	\$0	Location Multiplier	0.99
Special Features	\$82,267	<b>Repl. Cost New</b>	<b>\$2,538,351</b>
Exterior Features	\$2,000		



**Floor/Use Computations**

<b>Pricing Key</b>	GCI	GCK	GCK	GCI
<b>Use</b>	INDOFF	GCK	GCK	INDOFF
<b>Use Area</b>	5659 sqft	12064 sqft	11200 sqft	1408 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft	0 sqft
<b>Use %</b>	19.6%	41.7%	38.7%	100.0%
<b>Eff Perimeter</b>	954'	954'	954'	152'
<b>PAR</b>	3	3	3	11
<b># of Units / AC</b>	0 / N	0 / N	0 / N	0 / N
<b>Avg Unit sz dpth</b>				
<b>Floor</b>	1	1	1	2
<b>Wall Height</b>	10'	20'	20'	10'
<b>Base Rate</b>	<b>\$106.37</b>	<b>\$28.62</b>	<b>\$28.62</b>	<b>\$128.80</b>
<b>Frame Adj</b>	\$0.00	\$0.60	\$0.60	\$0.00
<b>Wall Height Adj</b>	(\$4.34)	\$10.97	\$7.48	(\$11.38)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$102.03</b>	<b>\$29.22</b>	<b>\$29.22</b>	<b>\$117.42</b>
<b>BPA Factor</b>	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$102.03</b>	<b>\$29.22</b>	<b>\$29.22</b>	<b>\$117.42</b>
<b>Interior Finish</b>	\$0.00	\$32.62	\$8.60	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$2.37	\$4.55	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$4.37	\$4.37	\$0.00
<b>S.F. Price</b>	<b>\$102.03</b>	<b>\$79.55</b>	<b>\$54.22</b>	<b>\$117.42</b>
<b>Sub-Total</b>				
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$577,370</b>	<b>\$959,725</b>	<b>\$607,246</b>	<b>\$165,327</b>

**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	2	1/6 Maso	C+1	2003	2007	19 A		0.99		30,331 sqft	\$2,538,351	56%	\$1,116,870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,116,900
2: Fencing, wood	1	Plank	C	2003	2003	23 A	\$25.07	0.99	\$24.82	33' x 6'	\$819	80%	\$160	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
3: Paving	1	Asphalt	C	2003	2003	23 A	\$2.62	0.99	\$2.59	22,300 sqft	\$57,842	80%	\$11,570	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,600