



ST. JOSEPH COUNTY

ESTABLISHED 1830

**Annual Report of the St. Joseph County Redevelopment Commission
For Fiscal Year Ending December 31, 2019**

Dated:
April 15, 2020

Prepared by:

Cender & Company
L.L.C.

**ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

**Annual Report of the St. Joseph County Redevelopment Commission
Fiscal Year Ending December 31, 2019**

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TRANSMITTAL LETTER

April 15, 2020

Mr. Andrew Kostielney, President
St. Joseph County Board of Commissioners
227 W. Jefferson Boulevard
South Bend, Indiana 46601

Mr. Rafael Morton, President
St. Joseph County Council
227 W. Jefferson Boulevard
South Bend, Indiana 46601

Dear Presidents Kostielney and Morton:

Per Indiana Code (“**IC**”) 36-7-14-13(a), no later than April 15 of each calendar year, the St. Joseph County, Indiana (“**County**”) 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. The contents of this report will also be submitted on Gateway per statute, on or before April 15, 2020.

Therefore, enclosed is the **Annual Report of the St. Joseph County Redevelopment Commission for Fiscal Year Ending December 31, 2019** 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.

You are invited to attend every meeting of the St. Joseph County Redevelopment Commission, but in addition the Commission will be inviting all overlapping taxing units to one specific public meeting later this year to present its plans and budgets for the future.

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 any Commission member.

Very truly yours,



Steve Dalton, Partner
Cender & Company LLC

Enclosure

cc: Members of the St. Joseph County, Indiana Redevelopment Commission

ST. JOSEPH COUNTY, INDIANA
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph Redevelopment Commission
For Fiscal Year Ending December 31, 2019

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 St. Joseph County, Indiana (the “**County**”) 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), St. Joseph County, Indiana (the “**County**”) Redevelopment Commission (the “**Commission**”) not later than April 15 of each year shall file with the County’s fiscal body (the “**County Council**”) and executive (the County Commissioners) a report setting out its activities during the preceding calendar year (the “**Annual Report**”).

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 St. Joseph County Redevelopment Commission for Fiscal Year Ending December 31, 2019 (the “**2019 Annual Report**”) is to meet the statutory disclosure and filing requirements to the fiscal body and executive of the unit, being the County Council and the County Commissioners, all in accordance with IC 36-7-14-13(e).

2019 QUALIFIED AND ACTING COMMISSIONERS AND OFFICERS

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 County.

The Commission is comprised of five members who are appointed by the appropriate appointing authorities in accordance with IC 36-7-14-6.1.

The following individuals were qualified, appointed and took an oath of office as Commission members (“**Commissioners**”) for calendar year 2019 and their title, if nominated.

- **Jessica Clark – President**
- **Dennis Jordan – Vice-President**
- **Velvet Canada – Secretary**
- **Peter Mullen**
- **Steve Infalt**
- **Brian Pawlowski**

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission beginning July 1, 2008. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

Representing the Penn-Harris Madison School Corporation

Larry Beehler

COMMISSION EMPLOYEES

The Commission had no employees for fiscal year 2019.

DISTRIBUTIONS OF TAX INCREMENT IN 2019

The Office of the St. Joseph County Auditor distributed tax increment to the Commission in Fiscal Year 2019.

<u>Allocation Area</u>	<u>(1st Installment) June 13, 2019</u>	<u>(2nd Installment) December 10, 2019</u>	<u>Total</u>
Wyatt EDA #1	20,287.62	19,979.97	40,267.59
NC EDA #1	1,234,105.78	802,835.58	2,036,941.36
NC EDA #2	574,423.15	570,712.13	1,145,135.28
Capital Avenue EDA	455,117.43	443,829.01	898,946.44
NW Cleveland Rd EDA.	<u>173,331.05</u>	<u>173,331.06</u>	<u>346,662.11</u>
TOTALS	<u>\$2,457,265.03</u>	<u>\$2,010,687.75</u>	<u>\$4,467,952.78</u>

Source: FORM 22-TIFs from the Office of the St. Joseph County, Indiana Auditor as provided to Cender & Company, L.L.C. for June 13, 2019 and December 2019 tax increment distributions to the St. Joseph County Redevelopment Commission.

COMMISSION OUTSTANDING DEBT SERVICE

The Commission has pledged distributions of tax increment to the following outstanding debt service for principal and interest on bonds:

St. Joseph County Redevelopment District Taxable Economic Development Revenue Bonds, Series 2015 (Northwest Cleveland Road Allocation Area)

<u>2019 Payments</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Total</u>
August 1, 2019	\$ 105,000.00	\$ 46,640.00	\$ 151,640.00
February 1, 2020	<u>105,000.00</u>	<u>45,075.00</u>	<u>150,075.00</u>
FY Totals:	\$ 210,000.00	\$ 91,725.00	\$ 301,725.00

As of February 1, 2020

Outstanding Principal Balance Due:	\$2,900,000.00
Final Maturity Date:	August 1, 2030
Remaining Bond Life (Years):	10.5
Remaining Semi-Annual Payments:	21

St. Joseph County Redevelopment District Special Taxing District Bonds of 2016

<u>2019 Payments</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Total</u>
August 1, 2019	\$ 0.00	\$ 138,450.00	\$ 138,450.00
February 1, 2020	<u>490,000.00</u>	<u>138,450.00</u>	<u>628,450.00</u>
FY Totals:	\$ 490,000.00	\$ 276,900.00	\$ 766,900.00

As of February 1, 2020

Outstanding Principal Balance Due:	\$7,675,000.00
Final Maturity Date:	February 1, 2038
Remaining Bond Life (Years):	18
Remaining Semi-Annual Payments:	36

St. Joseph County Redevelopment District Special Taxing District Bonds of 2019

<u>2019 Payments</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Total</u>
August 1, 2019	\$ 0.00	\$ 0.00	\$ 0.00
February 1, 2020	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FY Totals:	\$ 0.00	\$ 0.00	\$ 0.00

As of February 1, 2020

Outstanding Principal Balance Due:	\$9,375,000.00
Final Maturity Date:	February 1, 2038
Remaining Bond Life (Years):	18
Remaining Semi-Annual Payments:	36

COMMISSION FUND BALANCES FOR 2019

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 4300 – Wyatt EDA			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 337,317.93	\$ 40,267.59	\$ 7,500.00	\$ 370,085.52

Fund 4301 – NC EDA #2			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 0.00	\$ 1,145,135.28	\$ 111,335.11	\$ 1,033,800.17

Fund 4302 – NC EDA #1			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 7,025,196.56	\$ 2,058,541.36	\$ 3,813,161.55	\$ 5,270,576.37

Fund 4303 – Special Taxing District Bond Proceeds			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 4,773,729.96	\$ 0.00	\$ 621,402.67	\$ 4,152,327.29

Fund 4401 – Capital Avenue EDA			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 1,167,812.57	\$ 898,946.44	\$ 118,673.46	\$ 1,948,085.55

Fund 4402 – NW Cleveland EDA			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 146,620.48	\$ 346,662.11	\$ 299,520.48	\$ 193,762.11

Fund 4403 – Commission General			
(January 1, 2019) <u>Beginning Balance</u>	<u>Revenue</u>	<u>Disbursements</u>	(December 31, 2019) <u>Ending Balance</u>
\$ 72,526.95	\$ 75,459.50	\$ 48,598.50	\$ 99,387.95

ACCOUNTING OF TAX INCREMENT REVENUE GRANTED OR LOANED TO AN ENTITY

The Commission did not grant or loan tax increment revenue to any entity during Fiscal Year 2019.

SUMMARY OF COMMISSION RESOLUTIONS APPROVED IN 2019

Resolution 2019-01: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION (Appropriations for 2019)

Resolution 2019-02: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION CONCERNING THE 2019 BUDGET DETERMINATION FOR TAX INCREMENT FOR THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION ALLOCATION AREAS.

Resolution 2019-03: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING THE ISSUANCE OF BONDS FOR THE PURPOSE OF FINANCING A PORTION OF ST. JOSEPH COUNTY'S SHARE OF THE DOUBLE TRACKING PROJECT AND PAYING COSTS RELATED THERETO

Resolution 2019-04: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION APPROPRIATING THE PROCEEDS OF BONDS OF THE ST. JOSEPH COUNTY REDEVELOPMENT DISTRICT FOR THE PURPOSE OF FINANCING A PORTION OF ST. JOSEPH COUNTY'S SHARE OF THE DOUBLE TRACKING PROJECT

Resolution 2019-05: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION ACKNOWLEDGING AND RATIFYING ACTION OF THE ST. JOSEPH COUNTY COUNCIL REGARDING THE APPROVAL OF THE ISSUANCE OF BONDS BY THE ST. JOSEPH COUNTY REDEVELOPMENT DISTRICT AND TAKING ALL OTHER ACTIONS RELATED THERETO

Resolution 2019-06: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING THE PURCHASE OF REAL ESTATE [Haynes Parcel (56340 Willow Road)]

Resolution 2019-07: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING THE PURCHASE OF REAL ESTATE [Neyhart Parcel (56458 Willow Road)]

Resolution 2019-08: A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING THE PURCHASE OF REAL ESTATE [Zarembka Parcel (31917 State Road 2)]

Resolution 2019-09: RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION (Appropriation Revisions for 2019)

SCHEDULES OF ALLOCATION AREAS INDIVIDUAL COMPONENTS AND ASSESSMENT DATA

The Commission made no changes, additions, or amendments of allocation area parcels in 2019. Parcel data from the 2018 Annual Report remains the same.

REDEVELOPMENT COMMISSION CONTACT INFORMATION

Upon approval and submission to the County Council of this 2019 Annual Report by the Commission pursuant to HEA 1116 effective July 1, 2014 and I.C.36-7-14-13(e), the Commission will have copies available online at <https://www.sjcindiana.com/370/Redevelopment-Commission> for review or upon request in the Office of the St. Joseph County, Indiana Economic Development Department located at 227 W. Jefferson Blvd, 11th Floor, South Bend, Indiana, 46601.

For further information related to this 2019 Annual Report, the public may contact the following County representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except for County designated holidays):

Name of Representative

Bill Schalliol, Director of Economic Development
St. Joseph County Redevelopment Commission
BSchalliol@sjcindiana.com

ST. JOSEPH COUNTY
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph County Redevelopment Commission
For Fiscal Year Ending December 31, 2019
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)

Wyatt EDA #1 Allocation Area

(Individual Component)		Type	Taxpayer Name	Gross	Net	Base	Incremental
County	Parcel Number			Assessed Value	Assessed Value	Assessed Value	Assessed Value
71	71-19-03-300-004.000-016	R	Enders Larry & Beth	\$ 247,200	\$ 247,200	\$ 247,200	\$ -
71	71-19-10-200-001.000-016	R	Indiana Waste Systems Inc	83,700	83,700	83,700	-
71	71-19-10-200-002.000-016	R	Cook David E And Margrett E	263,200	263,200	236,019	27,181
71	71-19-10-200-003.000-016	R	Cook David E And Margrett E	231,200	130,200	130,200	-
71	71-19-10-300-001.000-016	R	Indiana Waste Systems Inc	292,500	292,500	275,768	16,732
71	71-19-10-300-002.000-016	R	Indiana Waste Systems Inc	2,371,800	2,371,800	2,333,464	38,336
71	71-19-10-300-003.000-016	R	Indiana Waste Systems Inc % Waste Mngmt-	550,000	522,500	440,327	82,173
71	71-19-10-400-001.000-016	R	Johanson Christian Bernard 30%int and Ka	54,000	54,000	54,000	-
71	71-19-10-400-002.000-016	R	Johanson Christian Bernard and Eric John	76,100	76,100	76,100	-
71	71-19-10-400-003.000-016	R	Johanson Christian Bernard 30%int and Ka	176,200	176,200	158,356	17,844
71	71-19-10-400-004.000-016	R	Indiana Waste Systems Inc	85,800	85,800	80,892	4,908
71	71-19-10-400-005.000-016	R	Indiana Waste Systems Inc	14,100	14,100	6,267	7,833
71	71-19-10-400-006.000-016	R	Community Gospel Church Inc	907,100	-	-	-
71	71-19-10-400-007.000-016	R	Gardner Earl S and Mary C	79,100	28,666	28,273	393
71	71-19-10-400-008.000-016	R	St Joseph county Regional Water & S	-	-	-	-
71	71-19-11-100-001.000-016	R	Bollman Pamela S	442,700	442,700	442,700	-
71	71-19-11-300-001.000-016	R	Beutel Galloway Kathy	115,700	115,700	115,700	-
71	71-19-11-300-002.000-016	R	Lizzi Ryan C	339,600	221,600	190,714	30,886
71	71-19-11-300-003.000-016	R	Abbott Janet M. and Eddie N. & VanDeKeer	84,800	84,800	84,800	-
71	71-19-11-300-004.000-016	R	Needham Kenneth L And Deborah A	191,500	99,575	85,020	14,555
71	71-19-11-300-005.000-016	R	Moser Linda SSee Notes	56,100	56,100	21,317	34,783
71	71-19-14-100-001.000-016	R	Fox Joan M and Robert D w Life Est Res	135,900	135,900	135,900	-
71	71-19-14-100-002.000-016	R	Fox Joan M and Robert D Res Life Est s	134,700	134,700	134,700	-
71	71-19-15-100-001.000-016	R	Mikel Dale E And Doris M	170,900	112,600	112,600	-
71	71-19-15-200-001.000-016	R	Kolat Kelly D	130,700	57,630	57,630	-
71	71-19-15-200-002.000-016	R	Waste Management Of Indiana LLC	122,400	122,400	122,400	-
71	71-19-15-200-003.000-016	R	United Telespectrum Inc Attn: Martha Van	10,500	10,500	3,990	6,510
71	71-19-15-200-004.000-016	R	Fox Chris A and Burcham Debra L and Fox	125,300	125,300	125,300	-
71	71-19-15-200-005.000-016	R	Fox Chris A & Susan M	327,400	163,605	134,228	29,377
71	71-016-1100	P	Wabash Valley Power Assoc	2,030,990	2,030,990	-	2,030,990
Totals:				\$ 9,851,190	\$ 8,260,066	\$ 5,917,565	\$ 2,342,501

New Carlisle EDA Allocation Area #1

(Individual Component)		Type	Taxpayer Name	Gross	Net	Base	Incremental
County	Parcel Number			Assessed Value	Assessed Value	Assessed Value	Assessed Value
71	71-01-34-405-028.000-018		Town of New Carlisle	\$ -	\$ -	\$ -	\$ -
71	71-01-34-405-029.000-018		Inland Steel Company % Ken Walker 8-229	126,200	126,200	60,036	66,164
71	71-01-34-405-030.000-018	R	I/N Kote % Tax Dept 8-299	11,410,700	11,410,700	7,020,224	4,390,476
71	71-01-34-405-031.000-018	R	I/N Tek % Tax Division 8-229	12,659,100	12,659,100	7,366,352	5,292,748
71	71-01-34-405-032.000-018	R	I/N Tek Tax Division	216,100	216,100	102,803	113,297
71	71-01-34-405-033.000-018	R	Inland Steel Company % Ken Walker 8-229	55,400	55,400	25,761	29,639
71	71-01-34-405-028.000-018	R	St Joseph County of Indiana	-	-	-	-
71	71-01-34-405-035.000-018	R	I/N Tek % Tax Division 8-229	1,468,600	1,468,600	334,926	1,133,674
71	71-01-34-405-036.000-018	R	Inland Steel Company % Ken Walker 8-229	718,100	718,100	10,031	708,069
71	71-01-34-405-037.000-018	R	Inland Steel Company	1,599,800	1,599,800	508,349	1,091,451
71	71-01-36-100-001.000-018	R	Indiana And Michigan Electric Co Att: Ta	243,700	243,700	31,323	212,377
71	71-01-36-100-007.000-018	R	Indiana & Michigan Electric Company Att:	26,000	26,000	4,615	21,385
71	71-01-36-400-004.000-018	R	I/N Tek	20,700	20,700	2,583	18,117
71	71-01-25-300-001.000-017	R	Indiana & Michigan Electric Company	79,900	79,900	-	79,900
71	71-01-25-300-002.000-017	R	Szczypiorski Randall F and Betty J	50,700	50,700	-	50,700
71	71-01-25-300-003.000-017	R	Brun Bernadine & Brun Tammy	134,400	64,490	37,690	26,800
71	71-01-25-300-004.000-017	R	Arndt Barbara A & Eldon D	84,700	10,850	10,850	-
71	71-01-25-300-005.000-017	R	Arndt Barbara A & Eldon D	2,900	2,900	-	2,900
71	71-01-25-300-006.000-017	R	Higgins Debora S	51,500	51,500	51,007	493

Prepared by:



ST. JOSEPH COUNTY
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph County Redevelopment Commission
For Fiscal Year Ending December 31, 2019
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area

(Data for January 1, 2018 Pay 2019)

71	71-01-25-300-007.000-017	R	IN50 LLC	1,262,700	1,262,700	-	1,262,700
71	71-01-25-300-008.000-017	R	Hales Barbara Jean Revocable Family	206,600	108,795	89,495	19,300
71	71-01-25-300-009.000-017	R	Wagnerowski William A and Jennifer	178,900	88,445	76,040	12,405
71	71-01-25-300-010.000-017	R	Larrew Stanley & Melissa	120,700	57,825	24,625	33,200
71	71-01-25-300-011.000-017	R	Bales Bart A	335,500	235,410	102,310	133,100
71	71-01-25-300-012.000-017	R	Sutton Violet M and William R w Lif	183,800	94,525	82,715	11,810
71	71-01-25-300-013.000-017	R	Boone Richard D and Judy L	123,000	30,500	23,104	7,396
71	71-01-25-300-014.000-017	R	Sebasty Kenneth E & Elaine A	174,900	93,115	68,315	24,800
71	71-01-25-400-001.000-017	R	Johnson Robert C & Miriam	130,900	44,580	43,262	1,318
71	71-01-25-400-002.000-017	R	Shail Richard A And Nancy S	153,900	68,170	67,070	1,100
71	71-01-25-400-003.000-017	R	Bate Charles Bradley And Paula Jane	87,500	87,500	-	87,500
71	71-01-25-400-004.000-017	R	Zakrzewski Stanley L	95,300	95,300	-	95,300
71	71-01-25-400-005.000-017	R	Bella Arthur L and Terry L	106,000	45,985	27,885	18,100
71	71-01-25-400-007.000-017	R	Lewandowski Brandon S	97,100	31,810	29,110	2,700
71	71-01-25-400-008.000-017	R	Romig Paula B Ben & Ella Bate Life	108,700	42,700	39,000	3,700
71	71-01-25-400-009.000-017	R	Sebasty Kenneth E Jr	214,600	214,600	105,375	109,225
71	71-01-26-400-003.000-017	R	Indiana & Michigan Electric Company	35,300	35,300	-	35,300
71	71-01-36-100-901.000-017	R	Helena Chemical Company	78,700	78,700	-	78,700
71	71-01-36-200-015.000-017	R	Gavilon Grain LLC	849,100	849,100	-	849,100
71	71-01-36-200-021.000-017	R	Gavilon Grain LLC	1,570,700	1,570,700	-	1,570,700
71	71-01-36-200-022.000-017	R	Gavilon Grain LLC	23,200	23,200	-	23,200
71	71-01-36-300-001.000-017	R	Huston Kenneth P & Kimberley K	63,800	63,800	-	63,800
71	71-01-36-300-004.000-017	R	Redevelopment Commission St Joseph	-	-	-	-
71	71-01-36-300-009.000-017	R	Redevelopment Commission St Joseph	-	-	-	-
71	71-01-36-502-002.000-017	R	Helena Chemical Company	10,300	10,300	-	10,300
71	71-01-36-502-003.000-017	R	Gavilon Grain LLC	17,000	17,000	-	17,000
71	71-02-29-300-001.000-017	R	Cooreman James	77,900	77,900	64,546	13,354
71	71-02-29-300-002.000-017	R	Cooreman James P and Joan M w 1/2in	89,000	89,000	59,185	29,815
71	71-02-29-300-003.000-017	R	Romig Roger A & John C & Paula Join	148,400	148,400	-	148,400
71	71-02-29-300-004.000-017	R	Barkley John E & Badics Jacqueline	11,500	11,500	-	11,500
71	71-02-29-300-005.000-017	R	Barkley John E	96,200	36,685	18,385	18,300
71	71-02-29-300-006.000-017	R	Tierney Michael and Beth L	202,500	108,580	82,280	26,300
71	71-02-29-400-001.000-017	R	Cooreman Thomas H And Maria J	116,200	116,200	-	116,200
71	71-02-29-400-002.000-017	R	Cooreman Thomas H & Maria J	19,600	19,600	-	19,600
71	71-02-29-400-004.000-017	R	Vanslager Timothy M & Kimberly L	120,100	55,780	35,880	19,900
71	71-02-29-400-005.000-017	R	Stevens John & Jill	116,200	51,320	36,920	14,400
71	71-02-29-400-006.000-017	R	Peake Karol L Trust and as Trustee	126,700	126,700	101,192	25,508
71	71-02-29-400-007.000-017	R	Kamp Dennis L & Linda C	207,700	122,040	66,940	55,100
71	71-02-30-300-001.000-017	R	Hedgcroft Farm Co Inc	90,100	90,100	-	90,100
71	71-02-30-300-002.000-017	R	Phillips Kimberli	46,800	46,800	-	46,800
71	71-02-30-300-003.000-017	R	Waters Timothy & Valeri	153,100	94,835	24,635	70,200
71	71-02-30-300-004.000-017	R	Phillips Kimberli	-	-	-	-
71	71-02-30-400-001.000-017	R	Cooreman James P and Joan M	141,000	141,000	-	141,000
71	71-02-30-400-002.000-017	R	Cooreman James P & Joan M	63,500	63,500	-	63,500
71	71-02-30-400-003.000-017	R	St Joseph Co Board Of Commissioners	-	-	-	-
71	71-02-30-400-004.000-017	R	Cooreman James P & Joan M	11,600	11,600	-	11,600
71	71-02-30-400-005.000-017	R	Van Wanzele David M	174,500	81,175	81,175	-
71	71-02-30-400-006.000-017	R	Pieniazek Phillip & Nancy L	178,000	88,490	74,090	14,400
71	71-02-31-200-002.000-017	R	Carbiener Realty LLC	176,500	176,500	-	176,500
71	71-02-31-200-004.000-017	R	United Telespectrum Inc % Verizon W	172,700	172,700	-	172,700
71	71-02-31-200-005.000-017	R	Shilton Properties LLC	88,000	88,000	-	88,000
71	71-02-31-200-009.000-017	R	Chicago South Shore And So Bend Rr	2,500	2,500	-	2,500
71	71-02-31-200-010.000-017	R	Stemcor Corp % Unifrax Corporation	2,795,300	2,795,300	13,996	2,781,304
71	71-02-31-200-011.000-017	R	Board Of Commissioners Of St Joseph	-	-	-	-
71	71-02-31-400-003.000-017	R	Millar Farms LLC	138,200	138,200	-	138,200
71	71-02-31-400-010.000-017	R	Indiana Michigan Power Comp	86,100	86,100	-	86,100
71	71-02-32-100-010.000-017	R	Five Star Land Dev LLC	6,146,800	6,146,800	500,850	5,645,950
71	71-02-32-100-011.000-017	R	WARRICK HOLDING LLC	1,125,000	1,125,000	-	1,125,000
71	71-02-32-301-001.000-017	R	Board Of County Commissioners St Jo	-	-	-	-

Prepared by:



ST. JOSEPH COUNTY
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

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List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)

71	71-02-32-326-001.000-017	R	SMS Realty LLC	2,164,800	2,164,800	-	2,164,800
71	71-06-01-100-001.000-017	R	Ebersole Floyd R Jr And Linda S	103,900	45,670	24,570	21,100
71	71-06-01-200-004.000-017	R	Edison Road LLC	306,400	306,400	-	306,400
71	71-06-01-200-008.000-017	R	Edison Road LLC	2,206,200	1,978,278	-	1,978,278
71	71-06-01-300-001.000-017	R	Kaplon Edmund R & Marlene M	13,700	13,700	-	13,700
71	71-06-01-300-002.000-017	R	Sebasto Kenneth E & Elaine A	54,800	54,800	-	54,800
71	71-06-02-400-004.000-017	R	Marlow Joseph John	30,100	30,100	30,100	-
71	71-06-02-400-005.000-017	R	Main Kenneth R Revocable Living Tru	73,500	73,500	-	73,500
71	71-06-11-300-004.000-017	R	St Joseph Co Dept Of Parks & Recrea	-	-	-	-
71	71-06-11-300-005.000-017	R	St Joseph County Dept Parks And Rec	-	-	-	-
71	71-06-12-100-001.000-017	R	Sebasto Kenneth Sr & Kenneth Jr As	70,600	70,600	-	70,600
71	71-06-12-100-002.000-017	R	Haynes Andrew S	94,400	38,165	20,865	17,300
71	71-06-12-100-003.000-017	R	Neyhart Harry T and Jill S	135,600	61,655	53,755	7,900
71	71-06-12-100-004.000-017	R	Zarembka Carol M	103,000	39,386	5,486	33,900
71	71-06-14-200-001.000-017	R	Navistar Inc	1,734,800	1,734,800	-	1,734,800
71	71-07-06-100-003.000-017	R	Board Of County Commissioners St Jo	-	-	-	-
71	71-07-06-200-001.000-017	R	Board Of Coutny Commissioners Of St	-	-	-	-
71	71-07-06-200-002.000-017	R	Edcoat Limited Partnership A Minnes	3,247,500	3,247,500	815,251	2,432,249
71	71-07-06-300-002.000-017	R	Board Of County Commissioners Of St	-	-	-	-
71	71-07-06-300-003.000-017	R	County Of St Joseph Indiana The	-	-	-	-
71	71-07-06-300-004.000-017	R	RLR Investments LLC Ohio Limited Li	2,488,100	2,488,100	-	2,488,100
71	71-07-06-300-005.000-017	R	The County Of St Joseph Indiana	-	-	-	-
71	71-118-05661-00	P	I/N Tek L.P.	35,148,180	35,148,180	24,351,140	10,797,040
71	71-118-05662-00	P	I/N Kote L.P.	25,375,860	25,375,860	21,588,530	3,787,330
71	71-118-25990-00	P	Airgas Usa, Llc	-	-	-	-
71	71-118-95635-00	P	Airgas Usa, Llc, Merchant Gasses Di	11,198,940	11,198,940	-	11,198,940
Totals: \$				132,648,780	\$ 130,437,539	\$ 64,394,627	\$ 66,042,912

New Carlisle EDA Allocation Area #2

(Individual Component)

County	Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
71	71-06-01-200-001.000-017	R	Smith Ready Mix Inc	\$ 24,800	\$ 24,800	\$ 24,800	\$ -
71	71-01-36-100-002.000-017	R	Smith Herman Thomas & Shirley J	148,800	68,530	66,413	2,117
71	71-01-36-100-003.000-017	R	Corey Nathaniel M and Stephanie E	111,000	46,365	43,597	2,768
71	71-01-36-100-004.000-017	R	Miller Jacob A	119,000	53,210	39,001	14,209
71	71-01-36-100-006.000-017	R	Clark Lena Florence	109,900	45,730	44,891	839
71	71-01-36-100-903.000-017	R	Pohl Tammi J	115,100	43,545	42,340	1,205
71	71-01-36-200-001.000-017	R	Barnaby Christopher D	115,400	49,200	49,032	168
71	71-01-36-200-002.000-017	R	Miller Mary E	148,600	64,375	64,278	97
71	71-01-36-200-003.000-017	R	Smith Mary Annesee transfer note	183,200	91,030	85,644	5,386
71	71-01-36-200-004.000-017	R	Romig Paula B. & Bate Benjamin H. &	3,400	3,400	-	3,400
71	71-01-36-200-005.000-017	R	McCarty Kenneth Anthony & Jessica Ann	118,500	49,595	49,595	-
71	71-01-36-200-006.000-017	R	Weber Brian J	150,900	74,340	71,057	3,283
71	71-01-36-200-007.000-017	R	RABY WILLIAM S & DEBORAH	191,300	104,765	102,783	1,982
71	71-01-36-200-008.000-017	R	Woodcox Mark & Francisca N	115,400	48,710	46,630	2,080
71	71-01-36-200-009.000-017	R	Bartoszewicz Kenneth & Lisa	189,800	93,465	87,484	5,981
71	71-01-36-200-010.000-017	R	Bode Patsy	85,700	23,560	23,268	292
71	71-01-36-200-011.000-017	R	Kaminski Todd L & Oleta J	21,900	21,900	-	21,900
71	71-01-36-200-012.000-017	R	Myers Donald E & Karen	112,300	112,300	58,641	53,659
71	71-01-36-200-013.000-017	R	Hudgens Donald B and Arlene A	99,000	99,000	97,307	1,693
71	71-01-36-200-014.000-017	R	Smith Mary Annesee transfer note	2,300	2,300	2,300	-
71	71-01-36-200-016.000-017	R	Gayton Rufino Jr & Jamie R	159,100	55,550	52,889	2,661
71	71-01-36-200-017.000-017	R	Smith Mary Annesee transfer note	20,500	20,500	20,500	-
71	71-01-36-200-018.000-017	R	Kleine Kenneth E and Sandra J	10,600	10,600	10,600	-
71	71-01-36-200-019.000-017	R	Zell Alexander P And Janice M	132,900	61,300	60,910	390
71	71-01-36-200-020.000-017	R	Albert Joann K	73,600	73,600	22,058	51,542
71	71-01-36-300-002.000-017	R	Town of New Carlisle	-	-	-	-
71	71-01-36-300-006.000-017	R	St Joseph Shared Assets LLC	5,398,400	1,996,100	795,698	1,200,402
71	71-01-36-300-007.000-017	R	St Joseph Shared Assets LLC	78,800	78,800	77,512	1,288

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(Data for January 1, 2018 Pay 2019)

71	71-01-36-300-008.000-017	R	Town of New Carlisle	-	-	-	-
71	71-02-31-100-001.000-017	R	Holston Leland M & MARA L	157,500	73,135	69,040	4,095
71	71-02-31-100-002.000-017	R	Barnes-Johnson Barbara & David A Johnson	93,400	32,520	21,231	11,289
71	71-02-31-100-003.000-017	R	Kaminski Peter And Arlene	110,500	46,750	46,750	-
71	71-02-31-100-004.000-017	R	Brown Donald Eugene & Judith Ann Revoc L	126,000	40,170	40,170	-
71	71-02-31-100-005.000-017	R	Jarman Jay Allen	119,700	45,730	45,730	-
71	71-02-31-100-006.000-017	R	Bealor Valerie J	91,200	27,485	27,485	-
71	71-02-31-100-007.000-017	R	Godfrey David M	17,200	17,200	17,200	-
71	71-02-31-100-008.000-017	R	Godfrey David M	89,400	25,860	25,860	-
71	71-02-31-100-009.000-017	R	Bogue Ralph E & Theresa M	105,200	39,130	39,130	-
71	71-02-31-100-010.000-017	R	Bogue Ralph E & Theresa M	3,400	3,400	-	3,400
71	71-02-31-100-011.000-017	R	Bogue Ralph E & Theresa M	2,200	2,200	-	2,200
71	71-02-31-100-012.000-017	R	Miller Carl L	145,900	62,970	61,899	1,071
71	71-02-31-100-013.000-017	R	Manuszak Richard E And Delores L	119,200	54,950	42,282	12,668
71	71-02-31-100-014.000-017	R	McCormick Tammy	126,400	50,225	49,349	876
71	71-02-31-100-015.000-017	R	Loy Jerale M & Sharon L	141,100	59,465	59,465	-
71	71-02-31-100-016.000-017	R	Sikora George E & Cindy L	155,300	81,285	69,313	11,972
71	71-02-31-100-017.000-017	R	Swank Francis E And Donna M	100,600	36,140	36,140	-
71	71-02-31-100-018.000-017	R	Jarman Jay Allen	1,000	1,000	-	1,000
71	71-02-31-100-019.000-017	R	Godfrey David M	1,600	1,600	-	1,600
71	71-02-31-100-020.000-017	R	Kleine Kenneth E 1/2 & Kleine Kenneth E	1,600	1,600	-	1,600
71	71-02-31-100-021.000-017	R	Weiland Harold B & Myrna A W/Mary E We	124,700	55,725	55,725	-
71	71-02-31-100-022.000-017	R	Miller Dale Lee & Lori Ann	122,300	59,415	51,975	7,440
71	71-02-31-100-023.000-017	R	Kleine Kenneth E 1/2 & Kleine Kenneth E	61,200	61,200	61,200	-
71	71-02-31-100-024.000-017	R	Kleine Kenneth E 1/2 & Kleine Kenneth E	48,600	48,600	48,600	-
71	71-02-31-100-025.000-017	R	Miller Dale And Lori	5,500	5,500	5,500	-
71	71-02-31-100-026.000-017	R	Illinois Indiana Development Company LLC	4,400	4,400	4,400	-
71	71-02-31-200-001.000-017	R	Illinois Indiana Development Company LLC	4,200	4,200	-	4,200
71	71-02-31-200-003.000-017	R	Illinois Indiana Development Company LLC	17,900	17,900	17,900	-
71	71-02-31-200-006.000-017	R	Illinois Indiana Development Company LLC	44,000	44,000	44,000	-
71	71-02-31-200-007.000-017	R	Morehouse Lucile A	164,500	44,715	43,755	960
71	71-02-31-200-008.000-017	R	Illinois Indiana Development Company LLC	17,000	17,000	17,000	-
71	71-02-31-200-014.000-017	R	Illinois Indiana Development Company LLC	40,600	40,600	40,600	-
71	71-02-31-200-015.000-017	R	Morehouse Lucile A	3,300	3,300	3,300	-
71	71-02-31-400-005.000-017	R	Embrickson Jane	110,800	43,225	41,959	1,266
71	71-02-31-400-006.000-017	R	Board Of County Commissioners St Jo	-	-	-	-
71	71-02-32-100-001.000-017	R	Property Care Specialists LLC	88,300	88,300	88,300	-
71	71-02-32-100-002.000-017	R	Truex Rex L	121,500	57,110	42,541	14,569
71	71-02-32-100-003.000-017	R	Millar Farms LLC	39,600	39,600	39,600	-
71	71-02-32-100-004.000-017	R	Widup Robert F Jr And Susan E	97,000	37,450	37,450	-
71	71-02-32-100-005.000-017	R	Jesensky Gregory B & Nona K	97,300	38,930	38,930	-
71	71-02-32-100-006.000-017	R	Dzielski Krzysztof & Helen	87,300	87,300	87,300	-
71	71-02-32-100-007.000-017	R	Illinois Indiana Development Company LLC	11,800	11,800	11,800	-
71	71-02-32-100-008.000-017	R	Illinois Indiana Development Co	45,500	45,500	45,500	-
71	71-02-32-100-009.000-017	R	Board Of County Commissioners St Jo	-	-	-	-
71	71-02-32-200-014.000-017	R	Miller Frederick S Trust and as trustee	269,200	207,330	207,330	-
71	71-02-32-326-002.000-017	R	Hurt Beverly A	12,200	12,200	12,200	-
71	71-02-32-351-001.000-017	R	Board Of County Commissioners Of St	-	-	-	-
71	71-02-32-351-002.000-017	R	Morehouse Lucile A	67,900	67,900	67,900	-
71	71-02-32-351-003.000-017	R	Board Of County Commissioners Of St	-	-	-	-
71	71-02-32-351-004.000-017	R	Young Stony	119,000	47,480	41,044	6,436
71	71-02-32-351-005.000-017	R	Picton Troy & Roseann L Morehouse-	154,500	68,735	67,178	1,557
71	71-02-32-351-006.000-017	R	Baker Thomas E And Susan A	160,600	78,080	75,965	2,115
71	71-02-32-401-001.000-017	R	HURT BEVERLY A	12,300	12,300	12,300	-
71	71-02-32-401-002.000-017	R	Vollmer Brian L	76,700	17,605	17,605	-
71	71-02-32-401-003.000-017	R	Hammond Daniel E and Dorcas E	41,600	10,816	10,816	-
71	71-02-32-401-004.000-017	R	Miller James L And Vicki L	50,500	13,130	13,130	-
71	71-02-32-401-005.000-017	R	Miller James L & Vicki L	7,000	7,000	-	7,000
71	71-02-32-401-006.000-017	R	Hurt Beverly A	8,100	8,100	8,100	-

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(Data for January 1, 2018 Pay 2019)

Parcel Number	Type	Taxpayer Name	179,200	179,200	179,200	-
71 71-06-01-100-002.000-017	R	Sebasto Kenneth E Jrsee transfer not	179,200	179,200	179,200	-
71 71-06-01-200-002.000-017	R	Wroblewski Theodore J & Carol A And Wrobl	24,100	24,100	24,100	-
71 71-06-01-200-003.000-017	R	Wroblewski Eugene	24,100	24,100	24,100	-
71 71-06-01-200-005.000-017	R	Ward Living Trust w Truex Thelma J and K	182,900	135,022	135,022	-
71 71-06-01-400-001.000-017	R	Sebasto Kenneth E Jrsee transfer not	174,200	174,200	151,069	23,131
71 71-06-01-400-002.000-017	R	Sebasto Kenneth E Jrsee transfer not	234,000	234,000	234,000	-
71 71-06-01-400-003.000-017	R	Sebasto Kenneth E Jrsee transfer not	65,200	65,200	65,200	-
71 71-06-12-100-005.000-017	R	Sebasto Kenneth E And Elaine A	417,200	417,200	417,200	-
71 71-06-12-200-001.000-017	R	Kaminski Todd L and Oudhuis Jill F and K	345,000	345,000	345,000	-
71 71-06-12-400-001.000-017	R	Sebasto Kenneth E And Elaine	851,000	851,000	851,000	-
71 71-07-05-100-002.000-017	R	Vargo Joseph Frank	105,500	37,830	33,646	4,184
71 71-07-05-100-003.000-017	R	MATTHYS SCOTT J and JULIE A	281,300	191,860	191,582	278
71 71-07-05-100-004.000-017	R	Szczodrowski Adalbert George Rev Trust w	38,400	38,400	38,400	-
71 71-07-05-100-008.000-017	R	Young Linda	104,700	53,492	53,492	-
71 71-07-06-100-001.000-017	R	Sebasto Kenneth E Jr	96,500	96,500	96,500	-
71 71-07-06-100-002.000-017	R	Szczodrowski Adalbert George Rev Trust w	53,600	53,600	53,600	-
71 71-07-06-200-003.000-017	R	VanLue Edward F Jr & Yvette M	123,500	62,830	62,830	-
71 71-07-06-200-004.000-017	R	Wilcox Stephen E & Debra A	61,800	13,660	12,860	800
71 71-07-06-200-005.000-017	R	Walker Craig	120,900	49,615	48,836	779
71 71-07-06-200-006.000-017	R	Bradshaw Sidney C & Shelley S	175,300	91,590	76,923	14,667
71 71-07-06-200-007.000-017	R	Wozniak Geraldine M	11,200	11,200	11,200	-
71 71-07-06-200-008.000-017	R	Wozniak Geraldine.	12,800	12,800	12,800	-
71 71-07-06-300-001.000-017	R	CRITZER JOHN E	89,700	89,700	89,700	-
71 71-07-06-300-006.000-017	R	Myer George Kenneth & Judy A	157,300	79,270	79,270	-
71 71-07-06-300-007.000-017	R	Kaminski Todd L & Oudhuis Jill F & Kamin	38,200	38,200	38,200	-
71 71-07-07-100-001.000-017	R	Navarrete Raymundo and Efrain	90,000	35,832	35,832	-
71 71-07-07-100-002.000-017	R	Gallion William C	86,100	86,100	85,964	136
71 71-07-07-100-003.000-017	R	VanLue Scott E & Gabrielle	76,700	38,294	38,294	-
71 71-07-07-100-004.000-017	R	County Of St Joseph Indiana	-	-	-	-
71 71-07-07-100-005.000-017	R	Bishop Joshua and Jennifer S	82,900	22,195	20,638	1,557
71 71-07-07-100-006.000-017	R	Kaminski Todd L and Kaminski Tim V and O	12,800	12,800	12,800	-
71 71-07-07-100-007.000-017	R	Philip McClure Properties LLC	40,900	40,900	-	40,900
71 71-07-07-100-008.000-017	R	McClure Philip E	46,700	46,700	45,937	763
71 71-07-07-100-009.000-017	R	Mott John Living Trust und one half int	70,000	70,000	62,845	7,155
71 71-07-07-100-010.000-017	R	Mott John Living Trust und one half int	91,300	27,168	5,668	21,500
71 71-07-07-100-011.000-017	R	County Of St Joseph Indiana	-	-	-	-
71 71-07-07-100-012.000-017	R	County Of St Joseph Indiana	-	-	-	-
71 71-07-07-100-013.000-017	R	County Of St Joseph Indiana	-	-	-	-
71 71-07-07-100-014.000-017	R	Holler Jaqueline L and Miller John C nin	97,500	28,470	6,638	21,832
71 71-07-07-100-015.000-017	R	Michalski Stanley J	114,500	51,790	49,400	2,390
71 71-07-07-300-001.000-017	R	Sebasto Kenneth E And Elaine	122,300	122,300	122,300	-
71 71-07-07-300-002.000-017	R	Zarembka Edward G & Carol M	58,000	58,000	58,000	-
71 71-01-35-200-014.000-018	R	Indiana & Michigan Electric Company Att:	52,100	52,100	52,100	-
71-117-88777-00	P	St. Joseph Energy Center, Llc	45,148,430	45,148,430	-	45,148,430
Totals: \$			62,218,530	\$ 54,711,679	\$ -	\$ 46,763,158

AM General #3 Allocation Area

County	Parcel Number	Type	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
71	71-04-36-351-001.000-031	R	State Of Indiana	\$ -	\$ -	\$ -	\$ -
71	71-04-36-351-002.000-031	R	State Of Indiana	-	-	-	-
71	71-04-36-351-007.000-031	R	Indiana And Michigan Electric Co Att Atx	71,700	71,700	31,347	40,353
71	71-09-01-101-001.000-031	R	State Of Indiana	-	-	-	-
71	71-09-01-101-002.000-031	R	Indiana And Michigan Electric Co Att: Ta	118,100	118,100	100,449	17,651
71	71-09-01-151-001.000-031	R	Taff Edward D and Marilyn Ssee trans	37,765	37,765	37,097	668
71	71-09-01-151-002.000-031	R	State Of Indiana	-	-	-	-
71	71-09-01-151-003.000-031	R	Indiana And Michigan Electric Co Att: Ta	141,600	141,600	102,673	38,927
71	71-09-01-151-009.000-031	R	State Of Indiana	-	-	-	-
71	71-09-01-251-001.000-031	R	Groning Hubert L & Ella C	13,800	13,800	6,034	7,766

Prepared by:



ST. JOSEPH COUNTY
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph County Redevelopment Commission
For Fiscal Year Ending December 31, 2019
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area

(Data for January 1, 2018 Pay 2019)

71	71-09-01-251-002.000-031	R	Groning Hubert L & Ella C	176,000	86,810	78,700	8,110
71	71-09-01-251-003.000-031	R	Halbert Eric and Karen	156,300	62,455	62,087	368
71	71-09-01-251-004.000-031	R	Curran Ronald & Edna Rev Living Trust An	144,300	85,545	82,495	3,050
71	71-09-01-251-005.000-031	R	Pratt Joshua L & Odle Britton A	604,300	364,045	364,045	-
71	71-09-01-276-001.000-031	R	Pratt Joshua L & Odle Britton A	153,200	153,200	66,979	86,221
71	71-09-01-301-001.000-031	R	Zeiler Matthew A	54,200	12,720	12,720	-
71	71-09-01-301-002.000-031	R	Indiana And Michigan Electric Co	714,400	714,400	714,400	-
71	71-09-01-301-003.000-031	R	State Of Indiana	-	-	-	-
71	71-09-01-326-001.000-031	R	Indiana Franklin Realty Inc Att: Tax Dep	39,900	39,900	17,444	22,456
71	71-09-01-327-001.000-031	R	Depos LLC	214,800	214,800	179,078	35,722
71	71-09-01-327-002.000-031	R	Bobson Dennis & Linda Rev Living Trust w	576,200	576,200	469,597	106,603
71	71-09-01-327-003.000-031	R	Djr Indiana Properties Ltd	309,700	309,700	255,880	53,820
71	71-09-01-327-004.000-031	R	Edwardsburg Crossing LLC	269,700	269,700	223,107	46,593
71	71-09-01-327-005.000-031	R	Edwardsburg Crossing LLC	106,900	106,900	89,054	17,846
71	71-09-01-327-006.000-031	R	Huys Kenneth C	461,700	461,700	373,195	88,505
71	71-09-01-327-007.000-031	R	Vanvooren Steven J & Janice E	174,700	174,700	77,695	97,005
71	71-09-01-327-008.000-031	R	Vanvooren Steven J & Janice E	312,400	312,400	256,312	56,088
71	71-09-01-327-009.000-031	R	Willow Creek Properties	317,100	317,100	292,683	24,417
71	71-09-01-327-010.000-031	R	Walters Nole L & K-W RealtySee Notes	500	500	4	496
71	71-09-01-351-001.000-031	R	Ind And Mich Electric Co Att: Tax Depart	108,700	108,700	95,016	13,684
71	71-09-01-351-002.000-031	R	Ind And Mich Electric Co Att: Tax Depart	32,200	32,200	14,078	18,122
71	71-09-01-376-001.000-031	R	Simplicity Financial Corporation	426,000	426,000	205,533	220,467
71	71-09-01-376-002.000-031	R	Simplicity Financial Corporation	42,200	42,200	18,450	23,750
71	71-09-01-377-001.000-031	R	VanVooren Steven J	278,700	278,700	228,341	50,359
71	71-09-01-377-002.000-031	R	Raintree Properties	410,200	410,200	353,141	57,059
71	71-09-01-377-003.000-031	R	Lab Auto Specialist Inc	197,700	197,700	172,685	25,015
71	71-09-01-377-004.000-031	R	Berreth Stephen R	264,200	264,200	187,699	76,501
71	71-09-01-377-005.000-031	R	Geisel Realty Inc	432,600	432,600	432,600	-
71	71-09-01-377-006.000-031	R	Us 20 Business Centre Inc %geisel K - Ge	20,400	20,400	8,919	11,481
71	71-09-01-377-007.000-031	R	St Joseph County	-	-	-	-
71	71-09-01-377-008.000-031	R	Geisel Realty Inc	500	500	4	496
71	71-09-01-401-001.000-031	R	Chandler Properties LLC	443,000	443,000	390,290	52,710
71	71-09-01-401-002.000-031	R	CIC Management LLC	302,800	189,805	143,137	46,668
71	71-09-01-401-003.000-031	R	BIMI LLC	464,000	464,000	411,314	52,686
71	71-09-01-401-004.000-031	R	Granite Currant Road LLC	2,106,700	2,106,700	2,106,700	-
71	71-09-01-426-001.000-031	R	Indiana Franklin Realty Inc	15,000	15,000	15,000	-
71	71-09-01-451-001.000-031	R	A & R Septic Co Inc	49,800	49,800	21,773	28,027
71	71-09-01-451-002.000-031	R	A & R Septic Co Inc	39,400	39,400	17,225	22,175
71	71-09-01-451-003.000-031	R	Schmidt Chris & Amanda	80,100	80,100	80,100	-
71	71-09-01-451-004.000-031	R	Borsodi Terry T	64,500	13,770	13,770	-
71	71-09-01-451-005.000-031	R	Moore Velvet	81,500	21,600	21,050	550
71	71-09-01-451-006.000-031	R	Kendall Jack E & Sandra J	88,200	30,670	30,670	-
71	71-09-01-451-007.000-031	R	Pennington Alan	66,100	18,222	18,222	-
71	71-09-01-451-008.000-031	R	Brunkel Ronald	52,900	52,900	52,900	-
71	71-09-01-451-009.000-031	R	Marvel Properties LLC	98,200	98,200	80,660	17,540
71	71-09-01-451-010.000-031	R	South Bend Real Estate Holdings LLC	350,800	350,800	307,133	43,667
71	71-09-01-451-011.000-031	R	Holland Commercial Properties LLC	124,600	124,600	99,017	25,583
71	71-09-01-452-001.000-031	R	Niedosik Dennis M	178,400	178,400	178,400	-
71	71-09-01-452-005.000-031	R	Rouhselang Paul M & Marilyn K	334,500	334,500	267,728	66,772
71	71-09-01-453-001.000-031	R	Overstock Central LLC	9,800	9,800	9,800	-
71	71-09-01-453-002.000-031	R	Overstock Central LLC	9,800	9,800	9,800	-
71	71-09-01-453-003.000-031	R	Overstock Central LLC	11,500	11,500	11,500	-
71	71-09-01-453-004.000-031	R	Revell Michael and Banes Russellsee tr	11,500	11,500	11,500	-
71	71-09-01-453-005.000-031	R	Revell Michael and Banes Russellsee tr	30,400	30,400	13,291	17,109
71	71-09-01-453-006.000-031	R	Revell Michael and Banes Russellsee tr	9,800	9,800	9,800	-
71	71-09-01-453-007.000-031	R	Overstock Central LLC	15,100	15,100	15,100	-
71	71-09-01-453-008.000-031	R	Revell Michael and Banes Russellsee tr	7,300	7,300	7,300	-
71	71-09-01-453-009.000-031	R	Metalcraft Properties Llc	90,500	90,500	76,001	14,499
71	71-09-01-453-010.000-031	R	Metalcraft Properties Llc	40,900	40,900	17,881	23,019

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71	71-09-01-453-011.000-031	R	Overstock Central LLC	83,800	83,800	76,706	7,094
71	71-09-01-453-012.000-031	R	Imber Suzanne C	2,900	2,900	20	2,880
71	71-09-01-453-013.000-031	R	Imber Suzanne C	71,800	71,800	71,800	-
71	71-09-01-454-001.000-031	R	TSX Properties LLC	225,600	225,600	179,974	45,626
71	71-09-01-454-002.000-031	R	McNeill Renee and Robert A jtwros	61,900	14,648	14,447	201
71	71-09-01-454-012.000-031	R	CST Properties LLC	121,400	121,400	96,462	24,938
71	71-09-01-454-013.000-031	R	CST Properties LLC	177,900	177,900	177,900	-
71	71-09-01-455-001.000-031	R	Marks Gregory N	14,100	14,100	14,100	-
71	71-09-01-455-002.000-031	R	Marks Gregory N	11,700	11,700	11,700	-
71	71-09-01-455-003.000-031	R	Marks Gregory N	13,800	13,800	13,800	-
71	71-09-01-455-004.000-031	R	Briggs Richard A & Joan M	110,900	110,900	92,669	18,231
71	71-09-01-455-005.000-031	R	Witty Investments LLC	154,400	154,400	123,794	30,606
71	71-09-01-455-006.000-031	R	Stege Todd T & Newer Stege Michelle A	114,800	114,800	50,191	64,609
71	71-09-01-455-007.000-031	R	Marks Family Rev Liv Trust The Dtd 7/1/0	81,700	81,700	35,719	45,981
71	71-09-01-455-009.000-031	R	Hogue Randal L & Jane S	293,100	293,100	227,115	65,985
71	71-09-01-455-010.000-031	R	Stege Todd T	51,600	13,786	13,786	-
71	71-09-01-455-011.000-031	R	Marchand Budzinski Kristie L	87,300	27,740	27,740	-
71	71-09-01-455-013.000-031	R	Marks Gregory N	13,600	13,600	13,600	-
71	71-09-01-455-014.000-031	R	Marks Gregory N	9,500	9,500	9,500	-
71	71-09-01-455-015.000-031	R	Marks Gregory N	9,500	9,500	9,500	-
71	71-09-01-455-016.000-031	R	Marks Gregory N	9,100	9,100	9,100	-
71	71-09-01-455-017.000-031	R	Marks Gregory N	8,900	8,900	8,900	-
71	71-09-01-455-018.000-031	R	Marks Gregory N	9,100	9,100	9,100	-
71	71-09-01-476-001.000-031	R	Hickory Property Group LLC	203,000	203,000	170,055	32,945
71	71-09-01-476-002.000-031	R	Aspen Fleet Management LLC	444,500	444,500	421,421	23,079
71	71-09-01-477-001.000-031	R	Nevjen LLC	18,000	18,000	7,869	10,131
71	71-09-01-477-002.000-031	R	Nevjen LLC	989,200	989,200	887,521	101,679
71	71-09-01-478-001.000-031	R	Indiana Michigan Power Company Att : Tax	32,400	32,400	14,166	18,234
71	71-09-01-478-002.000-031	R	Peerless Realty Llc	1,674,200	1,674,200	1,425,659	248,541
71	71-09-01-478-003.000-031	R	B & D Realty Holdings Llc	1,181,800	1,181,800	767,258	414,542
71	71-09-01-478-004.000-031	R	Peerless Realty Llc	38,700	38,700	16,920	21,780
71	71-09-01-478-005.000-031	R	Woods Properties Llc	143,300	143,300	106,099	37,201
71	71-09-01-478-006.000-031	R	Woodlark Investments Llc	992,700	992,700	706,430	286,270
71	71-09-01-478-007.000-031	R	Bratton Lanny	39,600	39,600	32,370	7,230
71	71-09-01-478-008.000-031	R	Bratton Lanny	56,200	11,612	11,612	-
71	71-09-01-478-009.000-031	R	Dixon Clyde Esee transfer note	74,700	74,700	74,511	189
71	71-09-01-478-010.000-031	R	Dixon Clyde Esee transfer note	200	200	1	199
71	71-09-01-478-011.000-031	R	Blankstein Alexander & Miri Kuchel	41,200	41,200	41,200	-
71	71-09-01-478-012.000-031	R	Premium Properties Limited	46,800	46,800	46,800	-
71	71-09-01-478-013.000-031	R	Schweizer Bruce	2,200	2,200	2,200	-
71	71-09-02-402-005.000-031	R	Lymangrover Charles David	86,700	41,930	28,359	13,571
71	71-09-02-402-006.000-031	R	Coleman Hal C & Gale J	47,400	11,544	9,913	1,631
71	71-09-02-402-007.000-031	R	Bennett Robert & Karen L	90,200	48,054	48,054	-
71	71-09-02-402-008.000-031	R	Sanders Nina L Revocable Trust & as trus	55,300	18,522	17,971	551
71	71-09-02-402-009.000-031	R	Sanders Nina L Revocable Trust & as trus	3,700	3,700	26	3,674
71	71-09-02-402-010.000-031	R	Robertson Scott	104,100	37,795	37,795	-
71	71-09-02-426-008.000-031	R	Oke Lavon C and Monica J	227,800	119,040	119,040	-
71	71-09-02-426-009.000-031	R	Melser Richard L & Mary E As Trustee Of	110,900	34,905	31,337	3,568
71	71-09-02-426-010.000-031	R	Combs Hacker D & Elvora	51,700	6,216	2,718	3,498
71	71-09-02-426-011.000-031	R	Donat Dale R & Maureen C	143,500	66,405	66,405	-
71	71-09-02-426-013.000-031	R	Donat Dale R & Maureen C	4,200	4,200	29	4,171
71	71-09-02-426-014.000-031	R	Oke Lavon C and Monica J	125,300	53,945	48,980	4,965
71	71-09-02-477-001.000-031	R	Robertson Scott	85,300	85,300	81,272	4,028
71	71-09-02-477-002.000-031	R	Rodriguez Roberto	57,400	11,924	11,924	-
71	71-09-02-477-003.000-031	R	Thompson Maria D	6,800	6,800	2,973	3,827
71	71-09-02-477-004.000-031	R	Thompson Maria D	44,300	44,300	44,300	-
71	71-09-02-477-005.000-031	R	Mccrum Robert L & Greta P	109,100	24,475	24,475	-
71	71-09-02-477-006.000-031	R	Bartolini Dominic J Revocable Trust Agre	157,600	77,565	77,565	-
71	71-09-02-477-007.000-031	R	Bartolini Dominic J	6,500	6,500	2,842	3,658

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71	71-09-02-477-008.000-031	R	Zolman Tire Incsee transfer note	8,900	8,900	8,900	-
71	71-09-02-477-010.000-031	R	Michiana Management LLC	20,600	20,600	20,600	-
71	71-09-02-477-011.000-031	R	Michiana Management LLC	2,600	2,600	18	2,582
71	71-09-02-477-012.000-031	R	Caldwell Laurie Lee	67,100	4,038	4,038	-
71	71-09-02-477-013.000-031	R	Tashijan Victor & Mary	15,700	15,700	6,864	8,836
71	71-09-02-477-014.000-031	R	Tashijan Victor & Mary	5,700	5,700	2,492	3,208
71	71-09-02-478-001.000-031	R	Butler Eddie R & Emily F	104,300	44,386	44,386	-
71	71-09-02-478-004.000-031	R	Green Ronald D & Virginia	103,400	41,330	41,330	-
71	71-09-02-478-005.000-031	R	Maez Anthony N	43,100	43,100	34,465	8,635
71	71-09-02-478-007.000-031	R	Wiley Ronald W & Bennett Karen L & Wiley	52,300	52,300	52,300	-
71	71-09-02-478-008.000-031	R	Butler Eddie Ray & Emily Francine	10,000	10,000	6,216	3,784
71	71-09-02-478-009.000-031	R	Lenczowski Marilyn N & Salomon Sherry L	4,600	4,600	32	4,568
71	71-09-02-478-010.000-031	R	Armstrong Helen P	8,300	8,300	8,300	-
71	71-09-02-478-011.000-031	R	State of Indiana	-	-	-	-
71	71-09-02-478-012.000-031	R	State of Indiana	-	-	-	-
71	71-09-02-478-013.000-031	R	Rodriquez Marcos A & Shan R	8,900	8,900	7,991	909
71	71-09-02-478-014.000-031	R	Rodriguez Marcos A & Shan R	3,300	3,300	3,041	259
71	71-09-02-478-015.000-031	R	State of Indiana	-	-	-	-
71	71-09-02-478-016.000-031	R	State of Indiana	-	-	-	-
71	71-09-02-478-017.000-031	R	Levy Dorit	36,900	36,900	36,900	-
71	71-09-02-478-018.000-031	R	Nolen Patrick*See Misc Notes	40,100	37,100	37,100	-
71	71-09-02-478-019.000-031	R	Nolen Patrick R*See Misc Notes	51,800	51,800	51,800	-
71	71-09-02-478-020.000-031	R	Nelson Wanda E	36,000	9,360	9,360	-
71	71-09-02-478-021.000-031	R	Butler Dennis Steve*See alert note	33,400	8,684	8,684	-
71	71-09-02-478-022.000-031	R	Butler Eddie R & Maez Anthony N tic w ro	39,700	39,700	39,700	-
71	71-09-02-478-023.000-031	R	Neace Johnny & Connie	39,900	11,854	11,398	456
71	71-09-02-478-024.000-031	R	Mull Kathy	11,500	11,500	11,500	-
71	71-09-02-478-025.000-031	R	Real Property Enterprises LLC	8,600	8,600	8,600	-
71	71-09-02-478-026.000-031	R	Michiana Landco Inc	8,400	8,400	8,400	-
71	71-09-02-478-027.000-031	R	Lenczowski Stanley & Salomon John Und 1/	3,400	3,400	3,400	-
71	71-09-02-478-028.000-031	R	Lenczowski Stanley & Salomon John Und 1/	3,400	3,400	3,400	-
71	71-09-02-478-029.000-031	R	Lenczowski Marilyn N & Salomon Sherry L	3,400	3,400	3,400	-
71	71-09-02-478-030.000-031	R	Lenczowski Marilyn N & Salomon Sherry L	10,900	10,900	10,900	-
71	71-09-11-226-001.000-031	R	Kirchheimer Madeline Kendall	87,000	87,000	77,356	9,644
71	71-09-11-226-002.000-031	R	RAS Holdings LLC	578,600	578,600	578,600	-
71	71-09-11-226-003.000-031	R	Michiana Landco IncSee Notes	401,700	401,700	373,803	27,897
71	71-09-11-227-001.000-031	R	WENDT LLP	69,900	69,900	30,561	39,339
71	71-09-11-227-002.000-031	R	WENDT LLP	56,200	56,200	24,570	31,630
71	71-09-11-227-003.000-031	R	Wendt LLP	61,000	61,000	26,669	34,331
71	71-09-11-227-004.000-031	R	WENDT LLP	227,500	227,500	192,539	34,961
71	71-09-11-227-005.000-031	R	Wendt & Sons	4,600	4,600	786	3,814
71	71-09-11-227-006.000-031	R	Industrial Equity Partners LLC 66% int &	301,800	301,800	256,908	44,892
71	71-09-11-227-007.000-031	R	Misch Manufacturing Co	318,100	318,100	253,468	64,632
71	71-09-11-227-008.000-031	R	Industrial Equity Partners LLC 66% int &	44,100	44,100	19,280	24,820
71	71-09-11-227-009.000-031	R	Michiana Landco Inc	5,700	5,700	2,492	3,208
71	71-09-11-426-004.000-031	R	St Joseph County Commissioners	-	-	-	-
71	71-09-12-101-001.000-031	R	Indiana And Michigan Electric Co	132,600	132,600	115,910	16,690
71	71-09-12-101-002.000-031	R	Michiana Landco Inc	3,400	3,400	24	3,376
71	71-09-12-101-003.000-031	R	Indiana And Michigan Electric Co	49,200	49,200	21,510	27,690
71	71-09-12-101-004.000-031	R	Indiana And Michigan Electric Co	491,200	491,200	425,991	65,209
71	71-09-12-101-005.000-031	R	Indiana And Michigan Electric Co	1,700	1,700	12	1,688
71	71-09-12-101-006.000-031	R	Indiana And Michigan Electric Co	13,100	13,100	5,727	7,373
71	71-09-12-151-001.000-031	R	St Joseph County Board Of Commissio	-	-	-	-
71	71-09-12-151-002.000-031	R	Indiana Michigan Power Co Att: Tax Depar	4,600	4,600	32	4,568
71	71-09-12-226-001.000-031	R	AM General LLC	-	-	-	-
71	71-09-12-227-001.000-031	R	AM General LLC	-	-	-	-
71	71-09-12-227-002.000-031	R	AM General LLC	8,754,700	8,754,700	8,754,700	-
71	71-09-12-276-001.000-031	R	MISHAWAKA/SOUTH BEND TRUST	-	-	-	-
71	71-09-12-301-001.000-031	R	Board Of Commissioners Of St Joseph	-	-	-	-

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71	71-09-12-326-001.000-031	R	Allar Associates, An Indiana General Par	1,777,700	622,100	622,100	-
71	71-09-12-326-002.000-031	R	HJR Real Estate LLC	636,900	636,900	609,166	27,734
71	71-09-12-326-003.000-031	R	Twin Branch Partners LLC	442,600	442,600	367,199	75,401
71	71-09-12-326-004.000-031	R	Jack Hofferth Llc	373,400	373,400	373,400	-
71	71-09-12-326-005.000-031	R	EckCo Properties LLC	395,500	395,500	395,500	-
71	71-09-12-326-006.000-031	R	Power Components Of Midwest Inc	585,800	585,800	585,800	-
71	71-09-12-327-001.000-031	R	JE Niemier LLC	662,100	662,100	534,162	127,938
71	71-09-12-327-002.000-031	R	Twin Branch Praters LLC	894,100	894,100	839,371	54,729
71	71-09-12-327-003.000-031	R	Sc 7 Education Interlocal	-	-	-	-
71	71-09-12-327-004.000-031	R	Sc-7 Education Interlocal	-	-	-	-
71	71-09-12-327-005.000-031	R	Magnetic Drive LLC	548,800	548,800	468,877	79,923
71	71-09-12-327-006.000-031	R	Weaver Priscilla E	126,600	126,600	111,019	15,581
71	71-09-12-351-001.000-031	R	Indiana And Michigan Electric Co Att: Ta	8,496,800	8,496,800	7,051,138	1,445,662
71	71-09-12-351-002.000-031	R	Indiana And Michigan Electric Co Att: Ta	225,000	225,000	106,788	118,212
71	71-09-12-376-001.000-031	R	Jadet LLC	4,100	4,100	29	4,071
71	71-09-12-376-002.000-031	R	Gregg-Mann LLC	379,200	379,200	379,200	-
71	71-09-12-376-003.000-031	R	Magnetic Real Estate LLC	322,100	322,100	322,100	-
71	71-09-12-401-001.000-031	R	Steel Technologies LLC	6,102,100	5,857,025	4,225,359	1,631,666
71	71-09-12-426-001.000-031	R	City Of Mishawaka % City Hall	-	-	-	-
71	71-09-12-426-002.000-031	R	Wyland Llc % Steve Wyland/Wylands Marine	873,600	873,600	616,741	256,859
71	71-09-12-426-003.000-031	R	RI CS3 LLC	273,500	273,500	246,488	27,012
71	71-09-12-426-004.000-031	R	Kacarab Mary	80,600	23,210	23,011	199
71	71-09-12-426-005.000-031	R	Wyland Llc % Steve Wyland/Wylands Marine	2,400	2,400	17	2,383
71	71-10-06-301-001.000-031	R	LaFree Properties LLC	61,800	61,800	27,019	34,781
71	71-10-06-301-002.000-031	R	LaFree Properties LLC	5,900	5,900	2,579	3,321
71	71-10-06-301-003.000-031	R	American Towers LLC	21,100	21,100	9,225	11,875
71	71-10-06-302-001.000-031	R	Woods Properties Llc	100,000	100,000	82,790	17,210
71	71-10-06-302-002.000-031	R	CS Realty Ventures LLC	27,100	27,100	24,938	2,162
71	71-10-06-302-003.000-031	R	CS Realty Ventures LLC	49,000	49,000	21,423	27,577
71	71-10-06-302-004.000-031	R	B and T Bulk LLC	287,200	287,200	241,253	45,947
71	71-10-06-302-005.000-031	R	Kaser Properties LLC	320,400	320,400	320,400	-
71	71-10-06-302-006.000-031	R	LaFree Properties LLCsee transfer no	79,000	79,000	34,539	44,461
71	71-10-06-302-007.000-031	R	CS Realty Ventures LLC	955,400	955,400	515,489	439,911
71	71-10-06-327-001.000-031	R	Penn Harris Madison School Corp	-	-	-	-
71	71-10-06-327-002.000-031	R	Kaser Properties LLC	125,000	125,000	109,281	15,719
71	71-10-06-327-009.000-031	R	Milstone Inc	124,100	124,100	114,357	9,743
71	71-10-06-327-010.000-031	R	Heston Edward J Iii & Patricia J	43,900	43,900	42,178	1,722
71	71-10-06-327-011.000-031	R	P & G Properties Llc	75,900	75,900	33,183	42,717
71	71-10-06-351-001.000-031	R	Klotz Sherrie L	81,400	25,235	20,767	4,468
71	71-10-06-351-002.000-031	R	Vega Albert & Mary Lou	13,200	13,200	5,771	7,429
71	71-10-06-351-003.000-031	R	Vega Albert & Mary L	87,500	87,500	38,255	49,245
71	71-10-06-351-004.000-031	R	Vega Alberto & Mary Lou	53,700	53,700	53,700	-
71	71-10-06-351-005.000-031	R	Ballard J Patrick & Barbara K	50,600	16,190	16,190	-
71	71-10-06-351-006.000-031	R	CS Realty Ventures LLC	12,100	12,100	5,290	6,810
71	71-10-06-351-007.000-031	R	CS Realty Ventures LLC	64,400	64,400	28,156	36,244
71	71-10-06-351-008.000-031	R	Eckrote Diane	58,800	15,288	15,288	-
71	71-10-06-351-009.000-031	R	Kaser Properties LLC	14,500	14,500	6,340	8,160
71	71-10-06-351-010.000-031	R	Kuntz Smet Beverly M	86,000	14,170	14,170	-
71	71-10-06-352-001.000-031	R	Am General Llc Attn: Corporate Cont	-	-	-	-
71	71-10-06-352-002.000-031	R	AM General LLC	-	-	-	-
71	71-10-06-352-003.000-031	R	Sherriff Goslin Co	97,800	97,800	42,758	55,042
71	71-10-06-352-005.000-031	R	Penn Business Centre LLC	738,000	738,000	350,230	387,770
71	71-10-07-101-001.000-031	R	SF Motors Inc	20,164,800	20,164,800	8,895,261	11,269,539
71	71-10-07-101-002.000-031	R	St Joseph County Dept Of Redevelop	459,700	459,700	391,044	68,656
71	71-10-07-152-012.000-031	R	St Joseph County Indiana Dept Of Re	-	-	-	-
71	71-10-07-152-013.000-031	R	St Joseph County Indiana Dept Of Re	-	-	-	-
71	71-10-07-152-014.000-031	R	St Joseph County Indiana Department	-	-	-	-
71	71-131-02720-00	P	AM General LLC	-	-	-	-
71	71-131-02723-00	P	Am General Llc	14,072,790	14,072,790	3,212,863	10,859,927

Prepared by:



ST. JOSEPH COUNTY
ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION

Annual Report of the St. Joseph County Redevelopment Commission
For Fiscal Year Ending December 31, 2019
Per Indiana Code 36-7-14-13

List of All Individual Components in Each Allocation Area
(Data for January 1, 2018 Pay 2019)

71	71-131-64092-00	P	Sf Motors, Inc	11,476,480	11,476,480	-	11,476,480
Totals: \$				107,198,035	\$ 103,410,153	\$ 60,920,951	\$ 42,489,202

NW Cleveland Road EDA #4 Allocation Area

County	(Individual Component) Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base Assessed Value	Incremental Assessed Value
71	71-02-24-400-005.000-029	R	Axelberg Wisconsin LLC	\$ 29,200	\$ 29,200	\$ 29,200	\$ -
71	71-02-25-200-001.000-029	R	Kidder James H and Barbara Ksee tran	57,200	57,200	57,200	-
71	71-02-25-200-022.000-029	R	Axelberg Wisconsin LLC	7,205,200	7,205,200	69,752	7,135,448
71	71-129-84089-00	P	General Sheet And Metal Works, Inc	6,626,430	6,576,910	-	6,576,910
Totals: \$				13,918,030	\$ 13,868,510	\$ 156,152	\$ 13,712,358

Prepared by:

