



# COMPLIANCE WITH STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 55183 (R3 / 12-22)

Prescribed by the Department of Local Government Finance

## PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

20 25 PAY 20 26

FORM CF-1 / VBD

- INSTRUCTIONS:**
1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the qualifying property with the Statement of Benefits (Form SB-1/VBD).
  2. This form must accompany the initial deduction application (Form 322-VBD) that is filed with the county auditor.
  3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15th or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Centennial Village - CV Development LLC & Others (see attached form for details)		County Lake
Address of Taxpayer (number and street, city, state, and ZIP code) 9610 N. Centennial Drive, Munster, IN 46321		DLGF Taxing District Number 027
Name of Contact Person Lori Kristoff	Telephone Number ( ) 219-836-2047	Email Address watsondev@sbcglobal.net
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Munster	Resolution Number 2105	Estimated Occupancy Date (month, day, year) 7/15/21
Location of Property 9610 N. Centennial Drive, Munster, IN 46321		Actual Occupancy Date (month, day, year) 7/15/21
Description of eligible vacant building that the property owner or tenant will occupy Building G in Centennial Village - 36 residential condos located on floors 2-4 & 42 residential surface parking spaces.		Estimated Date Placed-In-Use (month, day, year) 1/1/22 Actual Date Placed-In-Use (month, day, year) 1/1/22 (first unit)
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees		
Salaries		
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 9,000,000	\$ 9,000,000
SECTION 5 UPDATES TO THE ANSWERS PROVIDED IN SECTION 5 OF THE FORM SB-1/VBD, IF ANY (Attach additional sheet(s) if necessary)		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative	Title	Date Signed (month, day, year)

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH THE FORM SB-1/VBD**

**INSTRUCTIONS:** (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/VBD).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/VBD) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing this notice)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Building G - Centennial Village  
9610 North Centennial Drive - Munster  
2025 Assessment Information

as of

45763

Assessor Information

**RESIDENTIAL CONDO PROPERTY**

<u>Unit ; Billed to</u>	<u>Parcel number</u>
201 Butler, Robert E	45-07-30-353-001.000-027
202 Brown, Demetrius A	45-07-30-353-002.000-027
203 Gaten, Frances M, Erin Gaten	45-07-30-353-003.000-027
204 Lee, Injung & Wootak Lim h&w	45-07-30-353-004.000-027
205 Dyer, John	45-07-30-353-005.000-027
206 Heath, Joslynn	45-07-30-353-006.000-027
207 Hansen, Paul W and Jennifer Hansen H & W	45-07-30-353-007.000-027
208 Mohamad Sidi	45-07-30-353-008.000-027
209 Apellido, Alfredo	45-07-30-353-009.000-027
210 Reese, Sheila	45-07-30-353-010.000-027
211 Karen S. Marich	45-07-30-353-011.000-027
212 Yballe, Sonia B	45-07-30-353-012.000-027
301 Lee, Seon H, Jennifer J Lee & Jason Jaewoo Lee J/T R/S	45-07-30-353-013.000-027
304 Kimberly M. Jones Revoc Trust	45-07-30-353-016.000-027
305 Partacz, Anthony	45-07-30-353-017.000-027
306 Erkan, Leyla	45-07-30-353-018.000-027
308 Fetchik, Paul & Patricia	45-07-30-353-020.000-027
310 Westerfield, Mark & Jill Westerfield h&w	45-07-30-353-022.000-027
311 Kluth, Barbara	45-07-30-353-023.000-027
401 Kaim, Aaron	45-07-30-353-025.000-027
402 Potter, Bella S Trust & Ramona Nuzzo L/E	45-07-30-353-026.000-027
403 Eplawy, Richard & Rose h&w	45-07-30-353-027.000-027
404 Kimmel, Matthew G Kimmel Self Declaration Trust	45-07-30-353-028.000-027
405 Raiker, Smita K Living Trust dtd 4-3-12	45-07-30-353-029.000-027
406 Thomas, Denise & James	45-07-30-353-030.000-027
407 Potter, Elizabeth	45-07-30-353-031.000-027
408 Harmony Capitol LLC (Lu)	45-07-30-353-032.000-027
409 Hines, Carolyn and Eric Hines J/T with R/S	45-07-30-353-033.000-027
410 Charles & Martha Kern	45-07-30-353-034.000-027
411 McGowan, Edward T	45-07-30-353-035.000-027
412 DJM Holdings LLC (McCoY)	45-07-30-353-036.000-027

Signature

Date

(Print Name/Title \_\_\_\_\_)

**SUBTERRIAN PARKING SPACES****Space#**

1	Brown, Demetrius A	45-07-30-353-037.000-027
2	Brown, Demetrius A	45-07-30-353-038.000-027
3	Reese, Sheila	45-07-30-353-039.000-027
5	Kimberly M Jones Revoc Trust	45-07-30-353-041.000-027
7	Kaim, Aaron	45-07-30-353-043.000-027
8	Kaim, Aaron	45-07-30-353-044.000-027
9	Heath, Joslynn & Victoria Lippincott J/T R/S	45-07-30-353-045.000-027
10	Hansen, Paul W and Jennifer Hansen H & W	45-07-30-353-046.000-027
11	Yballe, Sonia B	45-07-30-353-047.000-027
12	Hines, Carolyn and Eric Hines J/T with R/S	45-07-30-353-048.000-027
13	Erkan, Leyla	45-07-30-353-049.000-027
14	Westerfield, Mark & Jill Westerfield h&w	45-07-30-353-050.000-027
15	McGowan, Edward T	45-07-30-353-051.000-027
16	Potter, Bella Star	45-07-30-353-052.000-027
17	Potter, Bella Star	45-07-30-353-053.000-027
18	Potter, Bella S Trust & Ramona Muzzo L/E	45-07-30-353-054.000-027
19	Potter, Bella S Trust & Ramona Muzzo L/E	45-07-30-353-055.000-027
20	Marich, Karen S	45-07-30-353-056.000-027
23	DJM Holdings LLC	45-07-30-353-059.000-027
24	Butler, Robert E	45-07-30-353-060.000-027
25	Raiker, Smita K Living Trust dtd 4-3-12	45-07-30-353-061.000-027
26	Harmony Capitol LLC	45-07-30-353-062.000-027
27	Harmony Capitol LL	45-07-30-353-063.000-027
28	Gaten, Frances M, Erin Gaten & Maryse M Franklin J/T R/S	45-07-30-353-064.000-027
30	Kern, Charles & Martha	45-07-30-353-066.000-027
31	Dyer, John	45-07-30-353-067.000-027
32	Eplawy, Richard & Rose h&w	45-07-30-353-068.000-027
33	IN 406 Trust (Thomas)	45-07-30-353-069.000-027
34	IN 406 Trust (Thomas)	45-07-30-353-070.000-027
35	Mohamad Sidi	45-07-30-353-071.000-027
36	Lee, Seon H, Jennifer J Lee & Jason Jaewoo Lee J/TR/S	45-07-30-353-072.000-027
37	Lee, Injung & Wootack Lim h&w	45-07-30-353-073.000-027
38	Fetchik, Paul & Patricia	45-07-30-353-074.000-027
39	Partacz, Anthony	45-07-30-353-075.000-027
40	Kluth, Barbara	45-07-30-353-076.000-027
41	CV Development LLC	45-07-30-353-077.000-027
42	Kimmel, Matthew G Kimmel Self Declaration Trust	45-07-30-353-078.000-027

\_\_\_\_\_  
Signature

(Print Name/Title\_\_\_\_\_)

\_\_\_\_\_  
Date**Surface Parking Spaces**

43	Reese, Sheila	45-07-30-354-002.000-027
44	Apellido, Alfredo	45-07-30-354-003.000-027
45	DJM Holdings LLC	45-07-30-354-004.000-027
46	Kluth, Barbara	45-07-30-354-005.000-027
47	Dyer, John	45-07-30-354-006.000-027

**Condo Land**

Centennial Village LLC	45-07-30-352-010.000-027
------------------------	--------------------------

\_\_\_\_\_  
Signature

(Print Name/Title\_\_\_\_\_)

\_\_\_\_\_  
Date

## Owners Information

AS OF: 4/16/25

### BUILDING G - Centennial Village

9610 N. Centennial Drive, Munster IN 46321

<u>Condo Unit #</u>	<u>Parking &amp; Stor Unit #</u>	<u>Owners Name(s)</u>	<u>Owners Prior Address</u>	<u>Owners Email</u>	<u>Owners Phone #</u>
201	24	Lori Bult/Robert Butler	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:bsiliori@sbcglobal.net">bsiliori@sbcglobal.net</a>	708-906-8997
202	1,2	Demetrius Brown	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:brownsmanage@gmail.com">brownsmanage@gmail.com</a>	310-612-1363
203	28	Frances Gaten	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:fgate@gmail.com">fgate@gmail.com</a>	708-752-0007
204	37	Injung Lee	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:JLEE929@GMAIL.COM">JLEE929@GMAIL.COM</a>	319-383-6722
205	31 & 47	Dyer, John	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:john@petershannoncol.com">john@petershannoncol.com</a>	708-341-3501
206	9	Joslynn Heath	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:jawzlinnh@hotmail.com">jawzlinnh@hotmail.com</a>	865-254-4569
207	10	Paul & Jennifer Hansen	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:foreverfragrant@comcast.net">foreverfragrant@comcast.net</a>	630-479-9500
208	35	Mohamad Sidi	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:aby@abygroups.com">aby@abygroups.com</a>	847-208-5656
209	44	Alfredo Apellido	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:alfredo.apellido@gmail.com">alfredo.apellido@gmail.com</a>	219-384-2235
210	3 & 43	Sheila Reese	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:reese711@sbcglobal.net">reese711@sbcglobal.net</a>	219-742-8153
211	20	Karen S Marich	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:kmarich@staffsourcesusa.com">kmarich@staffsourcesusa.com</a>	219-746-6822
212	23	Sonia B Ybelle	505 N Lake Shore Dr, Chicago 60611	<a href="mailto:sybelle@sbcglobal.net">sybelle@sbcglobal.net</a>	312-802-9868
301	36	Seon & Jennifer Lee	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:seonlee@verizon.com">seonlee@verizon.com</a>	702-860-2536
304	5	Kimberly M. Jones Revoc Trust	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:kim.jones@bairdwarner.com">kim.jones@bairdwarner.com</a>	312-505-3366
305	39	Anthony Partacz	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:tapartacz@gmail.com">tapartacz@gmail.com</a>	219 669 3123
306	13	Leyla Erkan	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:leylaerkan@hotmail.com">leylaerkan@hotmail.com</a>	312 213 5606
308		Paul & Patricia Fetchi	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:p.fetchik@frontier.com">p.fetchik@frontier.com</a>	219-363-6812
310	14	Jill & Mark Westerfield	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:jmwesterfield26@gmail.com">jmwesterfield26@gmail.com</a>	219-742-9557
311	40 & 46	Barbara Kluth	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:barbarakluth@yahoo.com">barbarakluth@yahoo.com</a>	847-687-0189
401	7 & 8	Aaron Kaim	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:kyle@centralmarine.us">kyle@centralmarine.us</a>	219-313-9325
402	18 & 19	Ramona Nuzzo	9610 N Centennial Drive, Munster, IN 46321	No email address	708-516-4897
403	32	Richard & Rose Eplawy	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:replawy@lec.edu">replawy@lec.edu</a>	303-720-6554
404	42	Matthew Kimmel Trust	631 Killarney Drive, Dyer, IN 46311	<a href="mailto:matt@mkimmel.com">matt@mkimmel.com</a>	312-907-0151
405	25	Smita Raiker living trust 4/3/12	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:smitarnd@yahoo.com">smitarnd@yahoo.com</a>	219-798-4120
406	33&34	Denise & James Thomas	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:denisenthomas@comcast.net">denisenthomas@comcast.net</a>	219-616-3862
407	16 & 17	Elizabeth Potter	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:bellapotter17@gmail.com">bellapotter17@gmail.com</a>	312-953-5100
408	26 & 27	Lu Harmony Capital LLC	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:jefflu01@gmail.com">jefflu01@gmail.com</a>	646-942-8241
409	12	Carolyn Hines, Eric Hines	9610 N. Centennial Drive, Munster IN 46321	<a href="mailto:w56hine@sbcglobal.net">w56hine@sbcglobal.net</a>	708-837-2858
410	30	Charles and Martha Kern	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:ckern@astound.net">ckern@astound.net</a>	630-561-7774
411	15	Edward McGowan	9610 N Centennial Drive, Munster, IN 46321	<a href="mailto:ed@edonconst.com">ed@edonconst.com</a>	708-408-0038
412	23	DJM Holding LLC	9610 N. Centennial Drive, Munster IN 46321	<a href="mailto:marathon@astound.net">marathon@astound.net</a>	219-796-6924
4,22,29,38,41 CV Development LLC			631 Killarney Drive, Dyer, IN 46311	<a href="mailto:Matt@mkimmel.com">Matt@mkimmel.com</a>	312-907-0151