

Hancock County, IN

Summary

Parcel ID 30-02-09-410-020.000-017
 Alternate ID 30-02-09-410-020.000-017
 Section Plat 009176E
 Routing Number 70 (02-09 D)
 Property Address 8 S Main St
 Fortville, IN 46040
 Brief Tax Description ORIG ND 40' L18
 (Note: Not to be used on legal documents)
 Class 430: Restaurant, Cafeteria or Bar



Owners

Deeded Owner
[Hendrix, G Lenzy Jr Revocable Trust](#)
 228 N Main St
 Fortville, IN 46040

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District 017 FORTVILLE TOWN
 Local District: 012
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 12501-017 FORTVILLE COMM - Downtown

Site Description

Topography: Flat
 Public Utilities: All
 Street or Road: Sidewalk, Paved
 Parcel Acreage: 0.11
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Fci		40	120	40x120	\$1,500.00	\$1,500.00	\$60,000.00	\$0.00	\$60,000.00

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	Size
C/I Building 1	100	C	1905	1950	A	11038

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
11/14/2007	Hendrix, G Lenzy Jr Revocable Trust		07/12934	\$10.00
5/8/2001	HENDRIX, GEORGE L & BONNIE A &		01/5784	\$0.00
6/16/1995	HENDRIX, GEORGE L & BONNIE A HECHE, PAUL E, JOYCE E FISHER, ADRIA		95/4770	\$0.00

Valuation

Assessment Year Reason	2023 Annual Adjustment	2022 Annual Adjustment	2021 Annual Adjustment	2020 PTABOA Determination (Form 115)	2020 (2) Annual Adjustment
As Of Date	4/12/2023	4/13/2022	4/15/2021	12/8/2020	3/3/2020
Land	\$60,000	\$11,000	\$11,000	\$11,000	\$11,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$60,000	\$11,000	\$11,000	\$11,000	\$11,000
Improvement	\$84,700	\$127,100	\$118,400	\$118,400	\$118,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$84,700	\$127,100	\$118,400	\$118,400	\$118,400
Total	\$144,700	\$138,100	\$129,400	\$129,400	\$129,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0

Total Non Res (3)

\$144,700

\$138,100

\$129,400

\$129,400

\$129,400

Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$2,188.89	\$1,941.00	\$1,941.00	\$1,866.00	\$1,846.50	\$1,794.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,188.89	\$1,941.00	\$1,941.00	\$1,866.00	\$1,846.50	\$1,794.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$352.85	\$749.36	\$737.97	\$85.21	\$71.40	\$393.24
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,377.78	\$3,882.00	\$3,882.00	\$3,732.00	\$3,693.00	\$3,588.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,188.89)	(\$3,882.00)	(\$3,882.00)	(\$3,732.00)	(\$3,693.00)	(\$3,588.00)
= Total Due	\$2,188.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

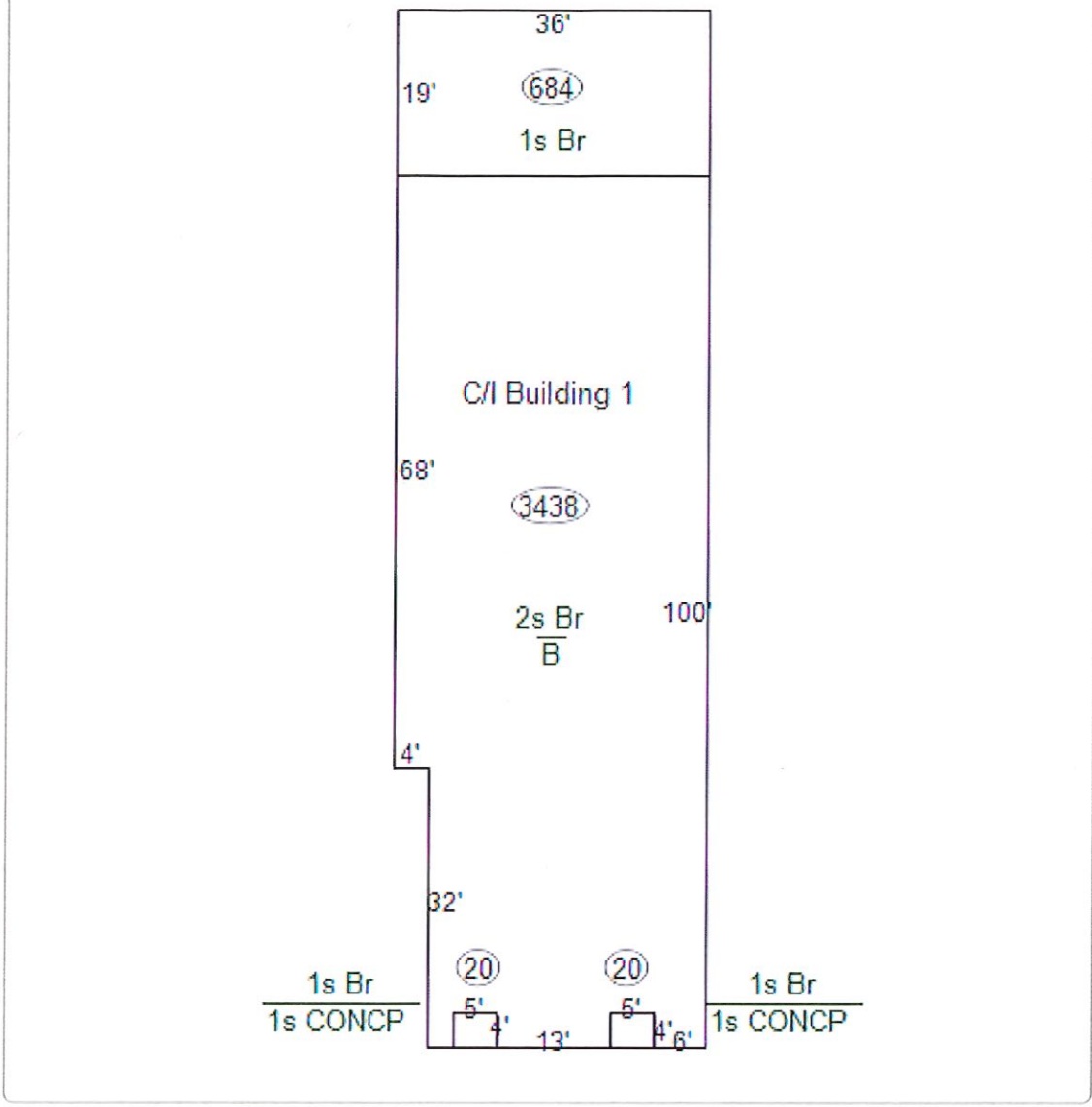
Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1711382	5/10/2023	\$2,188.89
2021 Pay 2022	1670792	11/10/2022	\$1,941.00
2021 Pay 2022	1639891	5/10/2022	\$1,941.00
2020 Pay 2021	1597312	11/10/2021	\$1,941.00
2020 Pay 2021	1567818	5/10/2021	\$1,941.00
2019 Pay 2020	1529743	11/10/2020	\$1,866.00
2019 Pay 2020	1500541	7/10/2020	\$1,866.00
2018 Pay 2019	1436526	10/30/2019	\$1,846.50
2018 Pay 2019	1420687	5/8/2019	\$1,846.50
2017 Pay 2018	1366019	10/15/2018	\$1,794.00
2017 Pay 2018	1341582	5/7/2018	\$1,794.00

Photos



Sketches



No data available for the following modules: Residential Dwellings, Transfer History, Sales Disclosures, Assessment Appeals Process, Deductions.

The parcel lines and corners on GIS do not represent legal boundaries. Users should not rely on them for any purpose other than a low-accuracy approximation of their boundaries. They are of limited precision and are simply graphic representations of parcel lines developed for the county's limited purposes. By law, the legal boundaries of a parcel are a function of (1) the law, (2) evidence on the ground, and (3) the written deed description or subdivision plat.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/5/2023, 6:00:34 AM

Contact Us





From: Zaklikowski, Adam <azak@fortvilleindiana.org>

Sent: Thursday, August 10, 2023 1:42 PM

To: Jason Ratliff (Ratliff Construction) <jasonratliff510@icloud.com>; Jerry Santen <jsanten@fortvilleindiana.org>

Cc: Josh Earl <josh.earl@vernonfire.us>; Sandra Ratliff <sandrasr30@yahoo.com>

Subject: RE: 8 S Main - Former Indulge - The Kitchen on Main

Hi Jason,

Thank you. Great to see new life in that building, and I wish you much success. A few minor items:

- 1) Per attached Ordinance 2022-6A, a Right-of-Way Permit is required for the outdoor seating. Application attached. Fee will be \$50 due at time of permit issuance.
- 2) Jerry – Please confirm whether or not a State Design Release is required for the entire project. A new restaurant. To be located in a former ice cream shop. Please contact Jason if you need more information.
 - a. The hood will need a separate State Design Release.
- 3) A Change of Use Permit is required because per the Zoning Ordinance, the use is changing from an Ice Cream Shop to a Restaurant. Application attached. Fee will be \$50 due at time of permit issuance.
- 4) Please send over an exhibit of the sign modification in order to determine if a Sign Permit is or is not needed.

Thanks,

Adam Zaklikowski, AICP

Planning & Building Director

Town of Fortville

714 E Broadway St

Fortville, IN 46040

Direct (317) 482-4050

azak@fortvilleindiana.org



From: Jason Ratliff <jasonratliff510@icloud.com>

Sent: Thursday, August 10, 2023 7:47 AM

To: Zaklikowski, Adam <azak@fortvilleindiana.org>

Cc: Sandra Ratliff <sandrasr30@yahoo.com>

Subject: Re: 8 South Main Street Riverfront Permit

Jerry Santen

From: Josh Earl <josh.earl@vernonfire.us>
Sent: Thursday, August 10, 2023 3:06 PM
To: Zaklikowski, Adam; Jason Ratliff (Ratliff Construction); Jerry Santen
Cc: Sandra Ratliff
Subject: RE: 8 S Main - Former Indulge - The Kitchen on Main

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Here are my notes based on what was submitted:

1. Plans submitted show stairs but do not show where they go (second floor, basement?)
2. What is the use of the other floors?
3. Unable to verify proposed occupant loads due to being unable to read room dimensions or identify items in spaces that would reduce occupant load.
4. Door widths not shown.
5. Type of door hardware not shown.
6. Life safety plan not shown.
7. Need to know overall square footage of proposed space.
8. Electrical is not shown (including electrical panels, any new electrical outlet, new lighting, exit/emergency lighting).
9. Plumbing not shown.
10. Kitchen hood plans shall be submitted along with kitchen suppression plans.
11. A KNOX Box shall be installed on the building with the new kitchen suppression system being installed.
12. Address for the building shall be on the front of the building and on the rear exit door.

Josh Earl

Fire Marshal/ Information Technology

Vernon Township Fire Department

Mobile: 317-220-2554

Desk: 317-649-6012

INTEGRITY * ACCOUNTABILITY * SERVICE * COMMUNITY



Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Hi Adam,

Think we've been in phone tag this week, I got your return msg. Sandra and I are going to stop by the office briefly this morning.

Also, I have enclosed the docs for the restaurant at 8-10 S Main. We do not plan to change use, modify the structure or build out the store as the Indulge cafe presents as a perfect fit in harmony with our plans.

E&S Hood Service will be supplying new equipment in the kitchen. I have hired them to install a new Hood to the existing kitchen. They will supply all construction for the hood as well as related permits through State of Indiana & Local Jurisdiction.

Lastly, signage on the bldg out front above the glass cased entry will be continued as such with change of name.

We are excited to bring this new unique dining experience to Fortville!

Jason Ratliff

*317-247-1880
Jason Ratliff*

(son)

From: **Joel Ratliff** joeldratliff@gmail.com

Subject: **kitchen final**

Date: **Aug 7, 2023 at 12:19:16 PM**

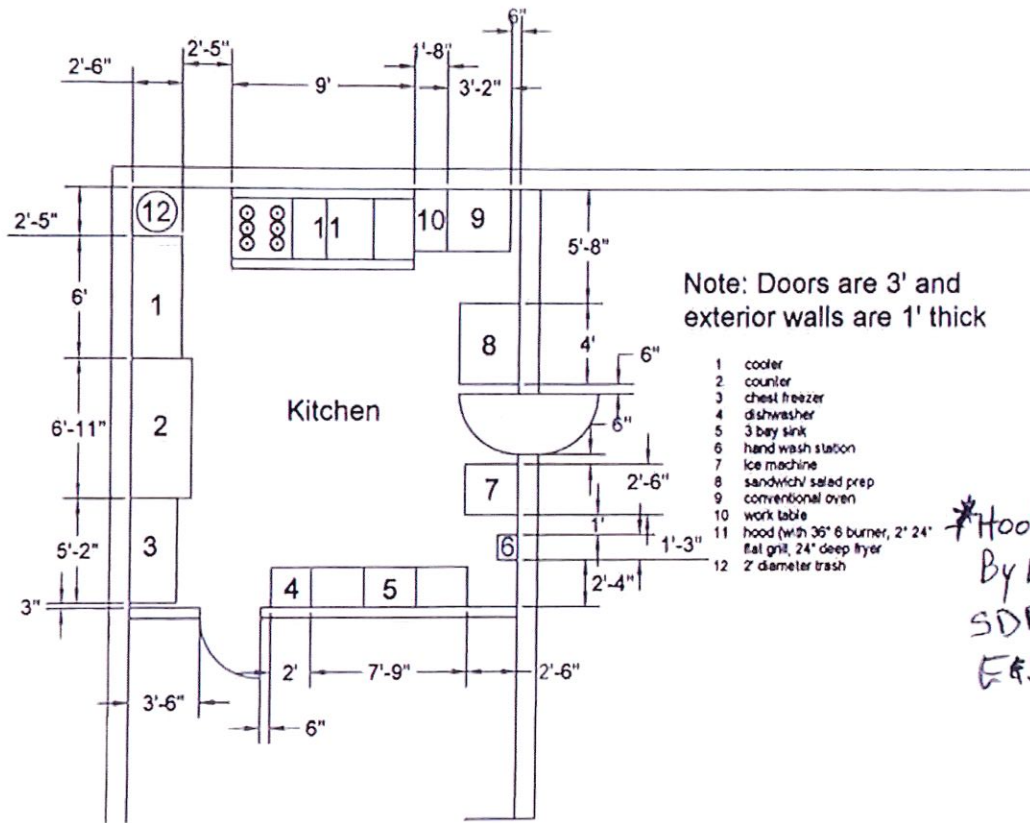
To: **jasonratliff510@icloud.com**

(FATHER)

The Kitchen on Main

8-10 S. Main St.
Fortville, IN 46040

Existing Kitchen Layout



Note: Doors are 3' and exterior walls are 1' thick

- 1 cooler
- 2 counter
- 3 chest freezer
- 4 dishwasher
- 5 3 bay sink
- 6 hand wash station
- 7 ice machine
- 8 sandwich/ salad prep
- 9 conventional oven
- 10 work table
- 11 hood (with 36" burner, 2' 24" flat grill, 24" deep fryer
- 12 2 diameter trash

*Hood Equipt.
By EFS Hoods
SDR & Permits
EFS

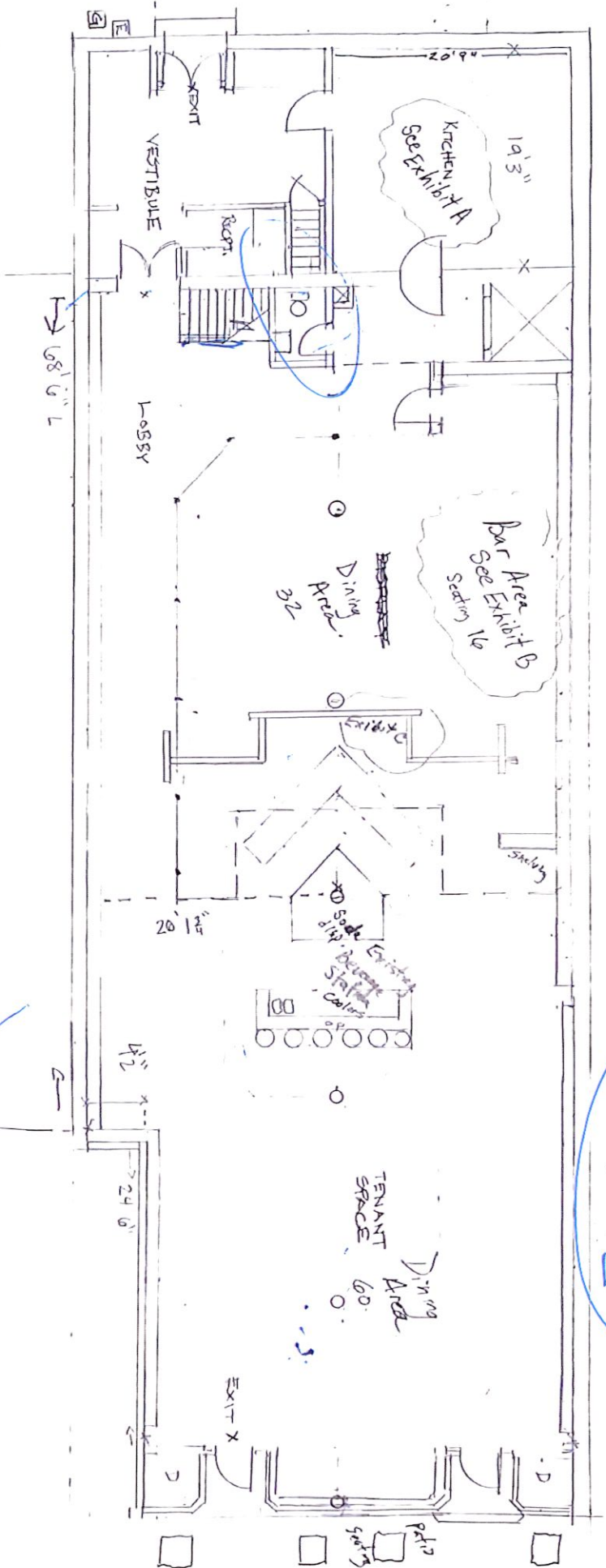
Exhibit A

8-10 S. Main St.
Fortville, IN 46040

510 Business Group, LLC
 DBA The Kitchen on Main
 Formerly: Indulge Cafe

8¹⁰ South Main St
 Fortville, IN 46040

Note: OCCUPANCY 135
 Kitchen Licensed Area
 Seating Capacity 108



IFC
 102.1
 CONST + Design provisions

Scale: 1/8" = 1' - 1

Existing
Reception

to Kitchen

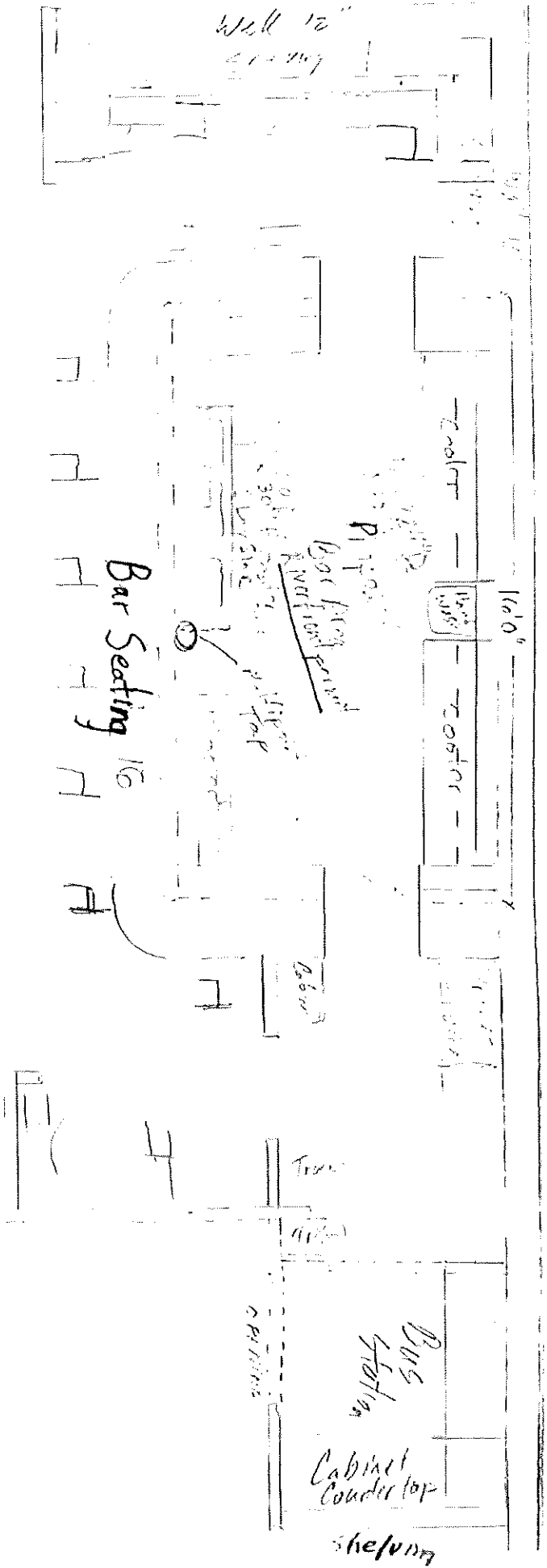


Table
Seating

92

Bar Seating 16

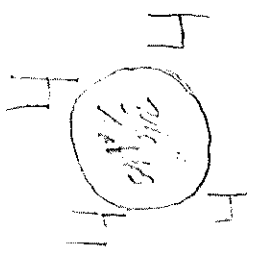


Exhibit B

3-10 S. Walnut.

Fortville, IN 46040

—N—

SID Business Group, LLC
DBA: The Kitchen Design
Formerly Indulge Cafe

8¹⁰ South Main
Fortville, IN 4840

Existing Curtain Wall

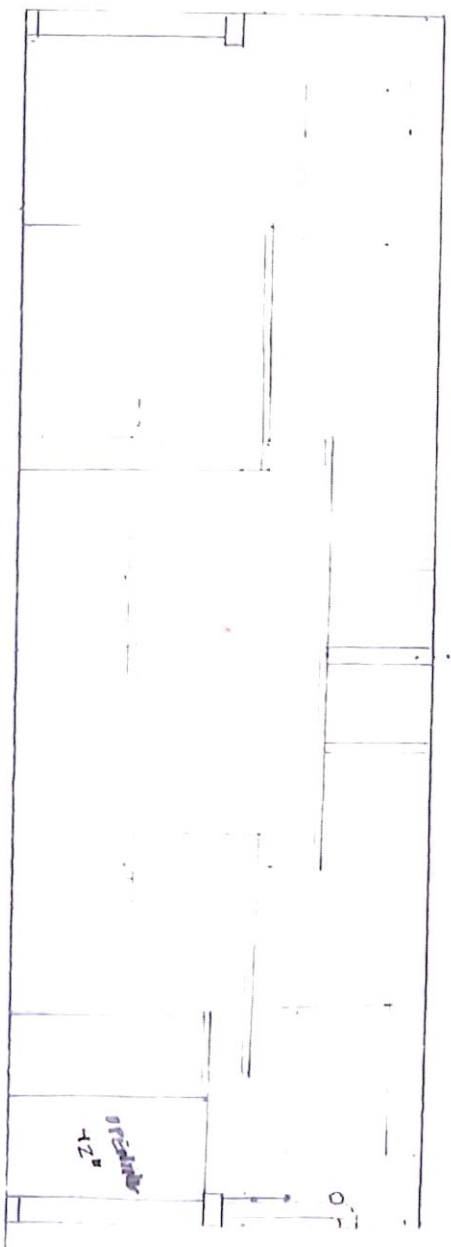


Exhibit C

1/4" Scale

Jerry Santen

From: Jason Ratliff <jasonratliff510@icloud.com>
Sent: Monday, August 14, 2023 12:17 PM
To: Jerry Santen
Subject: Re: Former Indulge 8 - 10 S. Main St.

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Jerry,

Good morning. Thanks for your message.

I'm confused about the nature of your message.

What is this in reference to?

Thanks,

Jason Ratliff

On Aug 14, 2023, at 11:01 AM, Jerry Santen <jsanten@fortvilleindiana.org> wrote:

Jason,

After looking over your drawings that were submitted via e-mail , I have the following concerns:

1. There does not appear to be a total Sq. Footage calculation provided.
2. No electrical Drawings- which includes lighted exits, emergency lighting, and smoke detectors.
3. No plumbing drawings
4. No details for proposed curtain wall
5. Location and type of HVAC system ?
6. Public restroom ADA compliant-?
7. Is there a basement? – If yes, is there a proposed use- did not see this on drawing.
8. There appears to be a second floor shown via a stair way- what is the usage for the second floor?
9. Proposed kitchen area -if new walls have been installed there does not appear to be wall construction details with coverings etc.
10. My understanding is that E& S is doing the hood and is responsible for the SDR for that- I could not find any contact information for them, which is needed so we can review their hood design.
11. Will E&S also provide fire suppression designs for kitchen area?
12. Is there a grease trap being installed ?- if so, I did not see details. – E& S as well?
13. Based on what I see that you've provided, under state building code, you may need to install a sprinkler system.

I have other questions that at this point will need to be addressed by a walkthrough of the premises. Since you mentioned that your opening target date is mid-September, as I recall, we may want to schedule this as soon as possible.

JERRY SANTEN

BUILDING INSPECTOR / CODE ENFORCEMENT OFFICIAL

CELL: 765-461-5866

OFFICE: 317-485-4044 ext. 1006

EMAIL: jsanten@fortvilleindiana.org

Town of Fortville

714 E. Broadway St.

Fortville, IN 46040

(317) 485-4044

fortvilleindiana.org

<image001.png>

Jerry Santen

From: Jason Ratliff <jasonratliff510@icloud.com>
Sent: Monday, August 14, 2023 2:01 PM
To: Jerry Santen
Subject: Re: Former Indulge 8 - 10 S. Main St.

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Hi Jerry, Neither.

Neither myself or my son have not sent you any documents or information regarding plans.

Jason Ratliff

On Aug 14, 2023, at 1:53 PM, Jerry Santen <jsanten@fortvilleindiana.org> wrote:

Was it you or your son Joel that e-mailed me drawings?

From: Jason Ratliff <jasonratliff510@icloud.com>
Sent: Monday, August 14, 2023 1:46 PM
To: Jerry Santen <jsanten@fortvilleindiana.org>
Subject: Re: Former Indulge 8 - 10 S. Main St.

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Hi Jerry,

I didn't apply for a new restaurant. I'm confused about what you are requesting.

Jason Ratliff

On Aug 14, 2023, at 1:21 PM, Jerry Santen <jsanten@fortvilleindiana.org> wrote:

Indulge/new restaurant.

From: Jason Ratliff <jasonratliff510@icloud.com>
Sent: Monday, August 14, 2023 12:17 PM

Jerry Santen

From: Jason Ratliff <jasonratliff510@icloud.com>
Sent: Monday, August 14, 2023 4:46 PM
To: Jerry Santen
Subject: Re: Indulge/ The kitchen on Main

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Hi Jerry,

I don't know what document(s) you are speaking of. As mentioned I didn't send anything to your office.

While I have you in conversation, I'm concerned there is current code enforcement on 8-10 S Main St. In Fortville.

Please check available records at town hall for any code enforcement violations, issues or concerns regarding the property location 8-10 S. Main St Fortville. Also, I would like to know if the structure there has had any modifications or building permits in history filed within Fortville Code enforcement within your system.

Thanks!

Jason Ratliff

On Aug 14, 2023, at 3:24 PM, Jerry Santen <jsanten@fortvilleindiana.org> wrote:

In any event the drawings I have in my possession , regardless of who sent them I will still need to have the concerns addressed .

Thanks

JERRY SANTEN
BUILDING INSPECTOR / CODE ENFORCEMENT OFFICIAL
CELL: 765-461-5866
OFFICE: 317-485-4044 ext. 1006
EMAIL: jsanten@fortvilleindiana.org

Town of Fortville
714 E. Broadway St.
Fortville, IN 46040
(317) 485-4044
fortvilleindiana.org

<image001.png>

Jerry Santen

From: Zaklikowski, Adam
Sent: Thursday, August 17, 2023 12:19 PM
To: Sandra Ratliff
Cc: Jason Ratliff; Renner, Joe; Jerry Santen
Subject: RE: Re-Opening of Indulge Cafe under new DBA

Sandra - I'm sorry that you feel that way. There is absolutely no harassing or bullying occurring. For the tree issue, we do not want the tree falling and injuring anyone at the park. And I have granted the extension request because of the potential bat issue. For the restaurant, we want the business to be successful and open up ASAP, but we are simply doing our jobs to make sure that all procedures are followed and permits acquired.

Sincerely,

Adam Zaklikowski, AICP
Planning & Building Director

Town of Fortville
714 E Broadway St
Fortville, IN 46040
Direct (317) 482-4050
azak@fortvilleindiana.org

-----Original Message-----

From: Sandra Ratliff <sandrasr30@yahoo.com>
Sent: Tuesday, August 15, 2023 10:38 AM
To: Zaklikowski, Adam <azak@fortvilleindiana.org>
Cc: Jason Ratliff <jasonratliff510@icloud.com>
Subject: Re-Opening of Indulge Cafe under new DBA

Caution: This is an email sent from someone outside of the company. Please take care when clicking links or opening attachments.

Adam,

I am confused here as to why you and your staff are bullying us on several different subjects. We have not filed a building permit nor a change of use permit.

Your team keeps pressing and bullying us for things that are not requested or required and is interfering in our daily lives both personally and professionally as we are trying to move forward in our day.

We have filed for an alcohol permit and that process is moving forward with our attorney and the RDC.

As for the Hood installation we have told you the company doing that will file all necessary paperwork for any work done with that in the time it is needed.

Your staff has sought us out, pressed for information not applied for and even shown up on our personal property trying to bully us into doing something that you do not have jurisdiction over- we are not in town limits. However we have been more than willing to see what we can do with our tree as there are state laws and we will follow those.

Jason and I would appreciate your office stepping back and letting this process take its course. We will follow the guidelines and rules of what needs to happen. If something needs to be applied for it will be done. However we do not appreciate the bullying and harassment to simply dig up information you may think is going on. We do not own the building on Main Street and we are not doing construction, not building out and have not applied for building permit or change of use. It is not needed and not applied for.

We did stop by your office in response to a conversation with our attorney that you requested speaking with us because you wanted to know about the restaurant we are opening. That was us being friendly and excited to help bring growth to our town. We did not file for building permit or change of use.

Kind regards,

Sandra Ratliff



TOWN OF FORTVILLE

WWW.FORTVILLEINDIANA.ORG



August 4, 2023

Jason Ratliff
510 W. Ohio St
Fortville, In. 46040

Jason,

Thank you for meeting with me this morning.

I wanted to let you know that I've talked to all concerned about giving you access through the park's property to remove the tree. Everyone agrees to give you all the space you, or the tree company that you will hire, may need.

Since we agreed that you'll be removing it by August 31st we'll need at least a two-business day advance notice of removal time to prepare for this on our end.

Again, thank you for being a concerned and cooperative citizen, I know that all of us are looking forward to being able to complete this task.

Should you need anything at all to help with this, don't hesitate to call or text me.

Best Regards,

Jerry .Santen,
Building and Code Enforcement
Fortville, IN 46040
jsanten@fortvilleindiana.org
765-461-5866



TOWN OF FORTVILLE

WWW.FORTVILLEINDIANA.ORG



9/5/2023

To:

Dave Millhoane

Dave,

Thanks for taking the time to talk to me, and your offer of help, it is very much appreciated.

Since you are pretty much aware of this situation, I won't write you a novel and re-hash the whole thing again.

I've included as a reference point the unrelated correspondence between myself and Mr. Ratliff about a tree that's hanging over the town's property... that's another drama unfolding, but it's worth noting since it's referred to by the Ratliff's in an email. Anyway, I'm sending you all the e-mails in a rough order of how they occurred.

I may be sending you additional information, but for now this is most of what I have to date.

Please call if you need clarification on anything at all.

I've also made Josh earl, Adam, Joe Renner aware of all this so far.

Please keep me in the lop with your decisions regarding this. I use my personal cell for work so don't hesitate to call me after hours.

Thanks Again,

A handwritten signature in red ink, appearing to read "Jerry Santen".

Jerry Santen

J.Santen,
Building and code enforcement
Fortville, IN 46040
jsanten@fortvilleindiana.org
765-461- 5866