



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00907	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	THERON BRENNEMAN		
PROPERTY ADDRESS:	58458 OAKWOOD CT, ELKHART, IN 46516		
CITY, STATE AND COUNTY:	ELKHART, INDIANA (IN), ELHART		

SEARCH INFORMATION

SEARCH DATE:	09/26/2024	EFFECTIVE DATE:	09/25/2024
NAME(S) SEARCHED:	THERON BRENNEMAN AND BARBARA BRENNEMAN		
ADDRESS/PARCEL SEARCHED:	58458 OAKWOOD CT, ELKHART, IN 46516 / 20-06-23-179-012.000-009		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

THERON K. BRENNEMAN AND BARBARA KAY BRENNEMAN, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LEROY G. STEVENS AND E. ANGELA STEVENS, HUSBAND AND WIFE
DATED DATE:	09/30/1988	GRANTEE:	THERON K. BRENNEMAN AND BARBARA KAY BRENNEMAN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/05/1988
INSTRUMENT NO:	88-018734		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CONCORD TOWNSHIP
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ADDITIONAL NOTES

TRANSFER OF DEATH DEED IS RECORDED ON 07/22/2021 IN INSTRUMENT NO. 2021-19510.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ELKHART COUNTY, STATE OF INDIANA:

LOT NUMBER THIRTY-FOUR (34) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF MILLERS RIVER MANOR SOUTH 2ND SECTION, IN CONCORD TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 10, PAGE 63 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

General Information

Parcel Number 20-06-23-179-012.000-009
Local Parcel Number 06-23-179-012-009

Tax ID: 0623B

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Elkhart

Township CONCORD TOWNSHIP

District 009 (Local 009) CONCORD TOWNSHIP

School Corp 2270 CONCORD COMMUNITY

Neighborhood 950140-009 0950140-Off river N: CR 18 S: Flore

Section/Plat

Location Address (1) 58458 OAKWOOD CT ELKHART, IN 46516

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2020

Ownership

BRENNEMAN THERON K & BARBAR 58458 Oakwood Ct Elkhart, IN 465166210

Legal

MILLERS RIVER MANOR S 2ND SEC LOT 34



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, BRENNEMAN THERO, CO, /, I

Notes

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (01/01/2024-2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$13,700), Land Res (1) (\$13,700), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$228,000), Imp Res (1) (\$228,000), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$241,700), Total Res (1) (\$241,700), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 105' X 175', CI 105' X 175')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row 1: F, F, 0, 84x150, 0.96, \$170, \$163, \$13,692, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,690

Land Computations

Table with columns: Computation Name, Value. Rows include: Calculated Acreage (0.29), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (0.29), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.29), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,700)

Data Source Aerial

Collector 08/24/2020 Tim B

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2109 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Patio, Treated Pine	210	\$1,100
Patio, Concrete	496	\$2,600
Stoop, Masonry	40	\$1,800

Plumbing

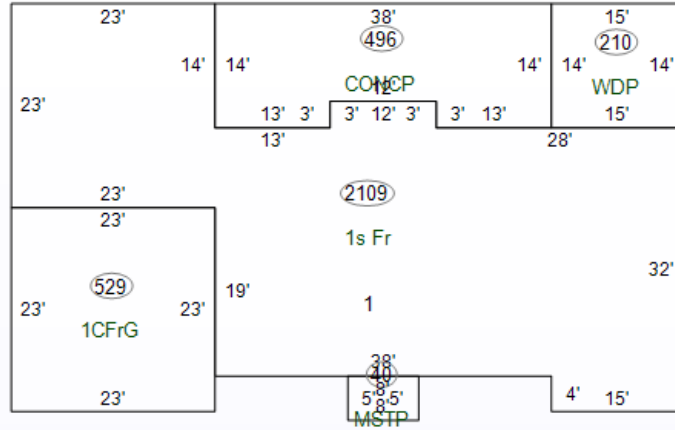
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
2		
3		
4		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2109	2109	\$142,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1043	0	\$27,400	
Crawl		1066	0	\$6,000	
Slab					

Total Base \$176,300

Adjustments 1 Row Type Adj. x 1.00 \$176,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:759	\$3,800
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2109	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$193,200

Sub-Total, 1 Units

Exterior Features (+)	\$5,500	\$198,700
Garages (+) 529 sqft	\$16,800	\$215,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92

Replacement Cost \$208,173

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Brick	C+1	1970	1970	54 A		0.92		3,152 sqft	\$208,173	40%	\$124,900	0%	100%	1.680	1.000	100.00	0.00	0.00	\$209,800
2: Swimming Pool (R)	1		C	1982	1982	42 A	\$74.41	0.92	\$74.45	750 sqft	\$60,137	85%	\$9,020	0%	100%	1.680	1.000	100.00	0.00	0.00	\$15,200
3: Utility Shed	1		D	1982	1982	42 A	\$23.66	0.92	\$17.41	8'x13'	\$1,811	65%	\$630	0%	100%	1.680	1.000	100.00	0.00	0.00	\$1,100
4: Utility Shed	1		D	1982	1999	25 A	\$21.43	0.92	\$15.77	8'x20'	\$2,524	55%	\$1,140	0%	100%	1.680	1.000	100.00	0.00	0.00	\$1,900

ELKHART COUNTY

◀ Return to previous page (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)

Search Results

Please review your results below and select invoices to Pay. Click [here](#) (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1) if you would like to search again.
Need help selecting an Invoice?

Select	Tax Year	Invoice No.	Owner	Due Date	Original Bill Total	Balance Due	
<input type="checkbox"/>	2023	2023-RE-06-23-179-012-009-2	BRENNEMAN THERON K & BARBARA K	11/12/2024	\$767.41	\$767.41	View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=95e17fa7-5d2f-4d92-b2) Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)
<input type="checkbox"/>	2022	2022-RE-06-23-179-012-009-2	BRENNEMAN THERON K & BARBARA K	5/10/2024	\$751.19	\$0.00	View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=6f29a5e5-1843-452b-a9) Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)
<input type="checkbox"/>	2023	2023-RE-06-23-179-012-009-1	BRENNEMAN THERON K & BARBARA K	5/10/2024	\$767.41	\$0.00	View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=823b356b-1f07-4ac7-80) Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)
<input type="checkbox"/>	2022	2022-RE-06-23-179-012-009-1	BRENNEMAN THERON K & BARBARA K	5/10/2023	\$751.19	\$0.00	View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=af61e295-6e06-4986-aa) Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)

[+ Add Selected Invoices](#)

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COUNTY:20-Elkhart County

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-06-23-179-012.000-009	COUNTY PARCEL NUMBER 06-23-179-012-009	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION MILLERS RIVER MANOR S 2ND SEC LOT 34		

PROPERTY ADDRESS
58458 OAKWOOD CT

SPRING AMOUNT DUE
BY May 10, 2024 **\$0.00**



BRENNEMAN THERON K & BARBARA K
58458 Oakwood Ct
Elkhart, IN 46516-6210

Office Phone:(574) 535-6759
Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0623179012009 000000000000

COUNTY:20-Elkhart County

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-06-23-179-012.000-009	COUNTY PARCEL NUMBER 06-23-179-012-009	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION MILLERS RIVER MANOR S 2ND SEC LOT 34		

PROPERTY ADDRESS
58458 OAKWOOD CT

FALL AMOUNT DUE
BY November 12, 2024 **\$767.41**



BRENNEMAN THERON K & BARBARA K
58458 Oakwood Ct
Elkhart, IN 46516-6210

Office Phone:(574) 535-6759
Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0623179012009 000000076741

COUNTY:20-Elkhart County

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 20-06-23-179-012.000-009	COUNTY PARCEL NUMBER 06-23-179-012-009	TAX YEAR 2023 Payable 2024	DUE DATES SPRING - May 10, 2024 FALL - November 12, 2024
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION MILLERS RIVER MANOR S 2ND SEC LOT 34		

DATE OF STATEMENT:9/26/2024

PROPERTY ADDRESS 58458 OAKWOOD CT		
PROPERTY TYPE Real Estate	TOWNSHIP 005-CONCORD	
ACRES 0.29	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

BRENNEMAN THERON K & BARBARA K
58458 Oakwood Ct
Elkhart, IN 46516-6210

TOTAL DUE FOR 2023 Payable 2024: \$767.41

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$759.91	\$759.91
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$7.50	\$7.50
Amount Due	\$767.41	\$767.41
Payments Received	(\$767.41)	\$0.00
Balance Due	\$0.00	\$767.41

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3 % for all other property. The Mortgage Deduction is no longer available beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
BRENNEMAN THERON K & BARBARA K 58458 Oakwood Ct Elkhart, IN 46516-6210	September 26, 2024	May 10, 2024 November 12, 2024	06-23-179-012-009 20-06-23-179-012.000-009	009/009 CONCORD
	<u>Property Address:</u>	58458 OAKWOOD CT		
	<u>Legal Description:</u>	MILLERS RIVER MANOR S 2ND SEC LOT 34		

Spring installment due on or before May 10, 2024 and Fall installment due on or before November 12, 2024.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2022 Pay 2023	2023 Pay 2024
1a. Gross assessed value of homestead property	\$192,300	\$209,800
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$15,400	\$17,000
2. Equals total gross assessed value of property	\$207,700	\$226,800
2a. Minus deductions (see Table 5 below)	\$112,035	\$139,200
3. Equals subtotal of net assessed value of property	\$95,665	\$87,600
3a. Multiplied by your local tax rate	2.166600	2.041600
4. Equals gross tax liability (see Table 3 below)	\$2,072.68	\$1,788.46
4a. Minus local property tax credits	\$104.78	\$109.52
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit ¹	\$480.52	\$159.12
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$1,487.38	\$1,519.82

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$2,385.00	\$2,608.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$2,385.00	\$2,608.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2023	TAX RATE 2024	TAX AMOUNT 2023	TAX AMOUNT 2024	DIFFERENCE 2023-2024	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4191	0.4115	\$400.93	\$360.47	(\$40.46)	(10.09) %
TOWNSHIP	0.2861	0.1729	\$273.70	\$151.46	(\$122.24)	(44.66) %
SCHOOL	1.3237	1.3212	\$1,266.32	\$1,157.39	(\$108.93)	(8.60) %
LIBRARY	0.1377	0.1360	\$131.73	\$119.14	(\$12.59)	(9.56) %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATETAXCREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.1666	2.0416	\$2,072.68	\$1,788.46	(\$284.22)	(13.71) %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2023	2024	% Change
Storm Water	\$15.00	\$15.00	0.00 %
TOTAL ADJUSTMENTS	\$15.00	\$15.00	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2023	2024
Blind	\$12,480.00	\$12,480.00
Over 65	\$0.00	\$14,000.00
Standard Deduction \ Homestead	\$45,000.00	\$48,000.00
Supplemental	\$51,555.00	\$64,720.00
Mortgage	\$3,000.00	\$0.00
TOTAL DEDUCTIONS	\$112,035.00	\$139,200.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indian Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2022 Pay 2023 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2023 Pay 2024 – The summary of calculations based on this year's tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit** – Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2023 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2023.

Tax Rate 2024 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2023 – The amount of taxes for this property allocated to each taxing authority for 2023.

Tax Amount 2024 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2023-2024 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year's tax amount and this year's tax amount for each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2023 – The total amount of other charges added to your tax bill in 2023.

Amount 2024 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (574) 535-6710 or visit <http://www.elkhartin.elevatemaps.io>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2023 – The amount deducted from your bill in 2023 for each benefit.

Amount 2024 – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <http://www.elkhartin.elevatemaps.io>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2024, for mobile homes assessed under IC 6-1.1-7 and January 1, 2023, for real property).

88 018734

Use of this form constitutes practice of law and is limited to practicing lawyers.
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Form No. 3
Rev. 10/86

Parcel No. _____

Code No. 05-06-23-179-012

OCT 5 2 12 PM '88

WARRANTY DEED

ELKHART COUNTY RECORDER
PEGGY A. MILLER
FILED FOR RECORD

THIS INDENTURE WITNESSETH, That LEROY G. STEVENS and E. ANGELA STEVENS,
Husband and Wife _____ (Grantor)

of ELKHART County, in the State of INDIANA, CONVEY _____

AND WARRANT to Theron K. Brenneeman and Barbara Kay Brenneeman, Husband and
Wife _____ (Grantee)

of ELKHART County, in the State of INDIANA, for the sum

of One & no one hundred - - - - - Dollars (\$ 1.00 - - - - -) and other

valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following

described real estate in ELKHART County, State of Indiana:

Lot Number Thirty-four (34) as the said Lot is known and designated on the
recorded Plat of MILLER'S RIVER MANOR SOUTH 2ND SECTION, in Concord Township;
said Plat being recorded in Plat Book 10, page 63 in the Office of the
Recorder of Elkhart County, Indiana.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 5 19 88
Charles R. Miller AUDITOR
05250

Subject to any and all easements, agreements and restrictions of record. The address of such
real estate is commonly known as 58458 Oakwood Ct.
Elkhart, Indiana 46516

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of
September, 19 88.

Grantor: _____ (SEAL)
Signature LeRoy G. Stevens
Printed LEROY G. STEVENS

Grantor: _____ (SEAL)
Signature E. Angela Stevens
Printed E. ANGELA STEVENS

STATE OF St Joseph }
COUNTY OF Indiana } SS: ACKNOWLEDGMENT



Before me, a Notary Public in and for said County and State, personally appeared
LEROY G. STEVENS and E. ANGELA STEVENS, Husband and Wife
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly
sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of September, 19 88
My commission expires: 6/24/92
Signature Mark R. Goodin
Printed Mark R. Goodin, Notary Public
Resident of St. Joseph County, Indiana.
ROBERT A. PLATT, Attorney at Law.

This instrument prepared by _____
317 W. High St., ELKHART, IN 46516

Return deed to _____

Send tax bills to 23743 Broadway Blvd., Elkhart, Indiana 46516

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2021-19510**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/22/2021 03:16 PM
AS PRESENTED****TRANSFER ON DEATH DEED**

THIS INDENTURE WITNESSETH, that **Theron K. Brenneman and Barbara K. Brenneman** ("GRANTORS"), husband and wife, of 58458 Oakwood Court, Elkhart, Elkhart County, in the State of Indiana, CONVEY and TRANSFER on the death of both Grantors to their children, **Theron K. Brenneman Jr., Jennifer L. Vanvooren and Kathy K. Albrecht** ("PRIMARY BENEFICIARIES"), as equal tenants in common, for Zero Dollars (\$0.00) and no other valuable consideration, the following Real Estate located in Elkhart County, State of Indiana, to-wit:


Lot Number Thirty-four (34) as the said Lot is known and designated on the recorded Plat of MILLER'S RIVER MANOR SOUTH 2ND SECTION, in Concord Township; said Plat being recorded in Plat Book 10, page 63 in the Office of the Recorder of Elkhart County, Indiana.

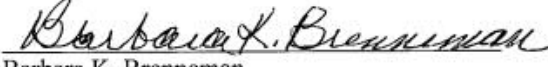
Commonly known as 58458 Oakwood Court, Elkhart, IN 46516
Tax Parcel No.: 20-06-23-179-012.000-009

Subject to covenants, restrictions and easements of record.

If a Primary Beneficiary does not survive the Grantors, then the transfer on death to such deceased Primary Beneficiary shall be distributed to such Primary Beneficiary's lineal descendants, per stirpes, as defined by the Transfer on Death Property Act for Indiana.

IN WITNESS WHEREOF, Grantors have executed this deed this 22nd day of July, 2021.


Theron K. Brenneman


Barbara K. Brenneman

NO SALES DISCLOSURE REQUIRED ng

JM

SD

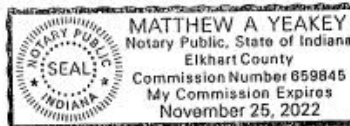
STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of July, 2021, personally appeared Barbara K. Brenneman and acknowledged the execution of the foregoing Transfer on Death Deed, and who, having been duly sworn, stated that the representations therein contained are true, and personally appeared Theron K. Brenneman and, in my presence, Theron K. Brenneman, known to me to be unable to sign his name due to blindness, by his own act and deed acknowledged by him and to me to be voluntary, directed Barbara K. Brenneman to sign, and Barbara K. Brenneman in my presence and the presence of Theron K. Brenneman did sign the name of Theron K. Brenneman on the Transfer on Death Deed forth above, for the uses and purposes therein stated.

Witness my hand and Notarial Seal this 22nd day of July, 2021.

Matthew A. Yeakey

Notary Public



Property Address: 58458 Oakwood Court, Elkhart, IN 46516

Grantees' Address and Tax Mailing Address: Theron K. Brenneman and Barbara K. Brenneman, 58458 Oakwood Court, Elkhart, Indiana 46516

The address of the initial transferees is: Theron K. Brenneman, Jr., 4607 Bridgetown Court, Fort Wayne, IN 46804, Jennifer L. Vanvooren, 29596 Bambi Trail, Elkhart, IN 46514, and Kathy K. Albrecht, 23285 US 12, Edwardsburg, MI 49112.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Matthew A. Yeakey*

THIS INSTRUMENT WAS PREPARED BY AND WHEN RECORDED SHOULD BE RETURNED TO: Matthew A. Yeakey, Attorney No. 15607-20, Sanders • Pianowski, LLP, 300 Riverwalk Drive, Elkhart, Indiana 46516, (574) 294-1499.

Criteria: Party Name = BRENNEMAN THERON

INDEXED THROUGH:
09/25/2024VERIFIED THROUGH:
09/25/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/22/2021	07/22/2021	2021-19510	TRANSFER...	BRENNEMAN THERON K		GRANTOR
07/22/2021	07/22/2021	2021-19510	TRANSFER...	BRENNEMAN THERON K J...		GRANTEE
02/26/2019	02/04/2019	2019-03851	AFFIDAVI...	BRENNEMAN THERON K		GRANTOR
10/27/2014	10/02/2014	2014-20734	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
10/17/2014	10/16/2014	2014-20067	RELEASE ...	BRENNEMAN THERON K		GRANTEE
02/20/2007	02/02/2007	2007-04542	RELEASE ...	BRENNEMAN THERON K		GRANTEE
07/25/2005	06/30/2005	2005-23107	RELEASE ...	BRENNEMAN THERON K		GRANTEE
06/22/2005	06/13/2005	2005-18980	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
03/29/2001	03/08/2001	2001-08170	RELEASE ...	BRENNEMAN THERON K		GRANTEE
03/09/2001	03/01/2001	2001-06179	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
03/10/1995	02/20/1995	95-04536	RELEASE ...	BRENNEMAN THERON K		GRANTEE
02/24/1994	01/28/1994	94-04956	RELEASE ...	BRENNEMAN THERON K		GRANTEE
02/08/1994	01/06/1994	94-03587	RELEASE ...	BRENNEMAN THERON K		GRANTEE
01/05/1994	12/14/1993	94-00370	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
12/23/1993	12/14/1993	93-34362	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR

Results found: 49

Displaying page: 1 of 4



Criteria: Party Name = BRENNEMAN THERON

INDEXED THROUGH:
09/25/2024VERIFIED THROUGH:
09/25/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/17/1992	07/28/1992	92-19759	RELEASE ...	BRENNEMAN THERON K		GRANTEE
07/09/1992	06/30/1992	92-16445	SUBORDIN...	BRENNEMAN THERON K		GRANTOR
07/09/1992	06/30/1992	92-16444	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
04/17/1990	04/17/1990	90-07055	WARRANTY...	BRENNEMAN THERON F		GRANTOR
12/27/1988	12/27/1988	88-24203	RELEASE ...	BRENNEMAN THERON K		GRANTEE
11/16/1988	11/16/1988	88-21730	RELEASE ...	BRENNEMAN THERON KEN...		GRANTEE
11/14/1988	11/14/1988	88-21507	RELEASE ...	BRENNEMAN THERON KEN...		GRANTEE
11/07/1988	11/07/1988	88-21094	WARRANTY...	BRENNEMAN THERON KEN...		GRANTOR
10/27/1988	10/27/1988	88-20397	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
10/05/1988	10/05/1988	88-18736	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
10/05/1988	10/05/1988	88-18735	MORTGAGE	BRENNEMAN THERON K		MORTGAGOR
10/05/1988	10/05/1988	88-18734	WARRANTY...	BRENNEMAN THERON K		GRANTEE
05/30/1986	05/08/1986	M00578-00132	MORTGAGE	BRENNEMAN THERON KEN...		MORTGAGOR
10/02/1985	09/30/1985	R00060-00896	RELEASE ...	BRENNEMAN THERON K		GRANTEE
12/12/1983	11/25/1983	R00054-00541	RELEASE ...	BRENNEMAN THERON F		GRANTEE

Results found: 49

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