



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02394	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BRETT T ZELLERS AND KELSIE N ZELLERS		
PROPERTY ADDRESS:	111 N PARK AVE, ROYAL CENTER, IN 46978		
CITY, STATE AND COUNTY:	ROYAL CENTER, INDIANA (IN), CASS		

SEARCH INFORMATION

SEARCH DATE:	06/20/2025	EFFECTIVE DATE:	06/19/2025
NAME(S) SEARCHED:	BRETT T ZELLERS AND KELSIE N ZELLERS		
ADDRESS/PARCEL SEARCHED:	111 N PARK AVE, ROYAL CENTER, IN 46978/09-16-14-340-016.000-004		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRETT T. ZELLERS AND KELSIE N. ZELLERS, AS TENANTS BY THE ENTIRETY	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	RONALD L. MEYER AND LYNNETTE M. MEYER, F/K/A LYNNETTE M. BLACKMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
DATED DATE:	09/16/2016	GRANTEE:	BRETT T. ZELLERS AND KELSIE N. ZELLERS, AS TENANTS BY THE ENTIRETY
BOOK/PAGE:	N/A	RECORDED DATE:	09/16/2016
INSTRUMENT NO:	201600003609		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF ROYAL CENTER
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN THE COUNTY OF CASS, STATE OF INDIANA, TO-WIT: LOT NUMBERED SIXTEEN (16) IN J.W. BARR'S FIRST ADDITION TO THE TOWN OF ROYAL CENTER, INDIANA.

COUNTY: 9-Cass

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 09-16-14-340-016.000-004	DUPLICATE NUMBER 16187	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME Royal Center	LEGAL DESCRIPTION J W Barr 1st Lot 16		

PROPERTY ADDRESS
111 Park Lane, Royal Center IN 46978



SPRING AMOUNT DUE by May 12, 2025	\$0.00
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Zellers, Brett T & Kelsie N
111 Park Lane
Royal Center IN 46978

Office Phone: (574)753-7850
Pay Online at: www.co.cass.in.us

Remit Payment and Make Check Payable to:
Cass County Treasurer
200 Court Park Room 104
Logansport IN 46947

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COUNTY: 9-Cass

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 09-16-14-340-016.000-004	DUPLICATE NUMBER 16187	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME Royal Center	LEGAL DESCRIPTION J W Barr 1st Lot 16		

PROPERTY ADDRESS
111 Park Lane, Royal Center IN 46978



FALL AMOUNT DUE by November 10, 2025	\$537.27
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Zellers, Brett T & Kelsie N
111 Park Lane
Royal Center IN 46978

Office Phone: (574)753-7850
Pay Online at: www.co.cass.in.us

Remit Payment and Make Check Payable to:
Cass County Treasurer
200 Court Park Room 104
Logansport IN 46947

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COUNTY: 9-Cass

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 09-16-14-340-016.000-004	DUPLICATE NUMBER 16187	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME Royal Center	LEGAL DESCRIPTION J W Barr 1st Lot 16		

DATE OF STATEMENT: 06/24/2025

TOTAL DUE FOR 2024 PAY 2025: \$537.27

PROPERTY ADDRESS 111 Park Lane, Royal Center IN 46978	
PROPERTY TYPE Real	TOWNSHIP: Boone
ACRES 0.0000	Total AV PTRC Rate 17.4422

Zellers, Brett T & Kelsie N
111 Park Lane
Royal Center IN 46978

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$535.86	\$535.86
Delinquent Tax	\$559.00	\$0.00
Delinquent Penalty	\$55.90	\$26.79
Other Assessment (OA)	\$2.50	\$2.50
Delinquent OA Tax	\$2.50	\$0.00
Delinquent OA Penalty	\$0.25	\$0.12
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,156.01	\$565.27
Payment Received	\$1,156.01	\$28.00
Balance Due	\$0.00	\$537.27

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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. Beginning with 2023 Pay 2024, the Mortgage Deduction is no longer available. 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

<u>Taxpayer Name</u> Zellers, Brett T & Kelsie N 111 Park Lane Royal Center IN 46978	<u>Address</u> 111 Park Lane Royal Center IN 46978	<u>Date of Notice</u> June 24, 2025 <u>Duplicate Number</u> 16187	<u>Parcel Number</u> 09-16-14-340-016.000-004 <u>Tax ID Number</u> 023-02-091-016	<u>Taxing District</u> 004 Royal Center
<u>Legal Description</u> J W Barr 1st Lot 16	<u>Billed Mortgage Company</u>		<u>Property Type</u> Real	

Spring installment due on or before May 12, 2025 and Fall installment due on or before November 10, 2025.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$109,400	\$109,200
1b. Gross assessed value of other residential property and farmland	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$800	\$0
2. Equals total gross assessed value of property	\$110,200	\$109,200
2a. Minus deductions (see Table 5 below)	(\$72,560)	(\$70,950)
3. Equals subtotal of net assessed value of property	\$37,640	\$38,250
3a. Multiplied by your local tax rate	3.5829	3.3938
4. Equals gross tax liability (see Table 3 below)	\$1,348.60	\$1,298.14
4a. Minus local property tax credits	(\$205.98)	(\$226.42)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$24.62)	\$0.00
4c. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4d. Minus savings due to County Option Circuit Breaker Credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$1,118.00	\$1,071.72

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ²	\$1,118.00	\$1,092.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under	\$1,118.00	\$1,092.00

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

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024-2025	PERCENT DIFFERENCE
AIRPORT	0.0587	0.0530	\$22.09	\$20.27	(\$1.82)	(8.24%)
CITY	1.5449	1.4837	\$581.51	\$567.52	(\$13.99)	(2.41%)
COUNTY	0.7950	0.7368	\$299.24	\$281.83	(\$17.41)	(5.82%)
LIBRARY	0.1354	0.1236	\$50.96	\$47.28	(\$3.68)	(7.22%)
SCHOOLS	1.0118	0.9628	\$380.84	\$368.27	(\$12.57)	(3.30%)
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIPS	0.0371	0.0339	\$13.96	\$12.97	(\$0.99)	(7.09%)
TOTAL	3.5829	3.3938	\$1,348.60	\$1,298.14	(\$50.46)	(3.74%)

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
121 Indian Creek	\$5.00	\$5.00	0.0%
Conn-royal Center (77) DONE	\$0.00	\$0.00	0.0%
TOTAL ADJUSTMENTS	\$5.00	\$5.00	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2024	2025
STD_EX	\$48,000	\$48,000
Supp STD	\$24,560	\$22,950
TOTAL DEDUCTIONS	\$72,560	\$70,950

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana 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. Changes 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 of 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 will 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 2023 Pay 2024 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2024 Pay 2025 – 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 2024 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2024.

Tax Rate 2025 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

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

Tax Amount 2025 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2024-2025 – 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 2024 – The total amount of other charges added to your tax bill in 2024.

Amount 2025 – 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) 753-7720 or visit www.co.cass.in.us.

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 2024 – The amount deducted from your bill in 2024 for each benefit.

Amount 2025 – 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) 753-7710 or www.co.cass.in.us. 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) 753-7710.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2025, for mobile homes assessed under IC 6-1.1-7 and January 1, 2024, for real property).

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

KB Sept 16 2016
Lynn M. Blackman
AUDITOR CASS COUNTY



* 2 0 1 6 0 0 0 3 6 0 9 *

201600003609

FILED FOR RECORD IN
CASS COUNTY INDIANA
CINDY D HOWARD, RECORDER

RECORDED ON
09/19/2016 08:44:37AM
REC FEE: \$18.00

PAGES: 2

Grantee's Mailing Address:

111 Park Lane
Royal Center IN
46788

Property Address:

111 Park Lane
Royal Center IN
46788

Parcel Number

WARRANTY DEED

THIS INDENTURE WITNESSETH that Ronald L. Meyer and Lynnette M.

Meyer, f/k/a Lynnette M. Blackman, as joint tenants with rights of survivorship,

residents of the County of Miami, in the State of Indiana

convey and warrant to Brett T. Zellers and Kelsie N. Zellers, as tenants by the entirety,

residents of the County of Parke, in the State of INDIANA

for and in consideration of One Dollar (\$1.00) and other valuable consideration, the

receipt whereof is hereby acknowledged, the following Real Estate in the County of

Cass, State of Indiana, to-wit:

Lot Numbered Sixteen (16) in J.W. Barr's First Addition to the Town of
Royal Center, Indiana.

Grantor, Lynnette M. Meyer, is one and the same as Lynnette M. Blackman,

grantor in a certain Warranty Deed recorded on January 22, 2016 as Instrument Number

201600000392 in the Office of the Recorder, Cass County, Indiana.

Dated this 16th day of September, 2016.

Ronald L. Meyer
Ronald L. Meyer

Lynnette M. Meyer
Lynnette M. Meyer
f/k/a Lynnette M. Blackman

STATE OF INDIANA)
)SS:
COUNTY OF CASS)

Before me the undersigned a Notary Public for Cass County, State of Indiana, personally appeared Ronald L. Meyer and Lynnette M. Meyer f/k/a Lynnette M. Blackman, and acknowledged the execution of this instrument this 16th day of September, 2016.

MY COMMISSION EXPIRES:



[Signature]
Notary Public
Printed Name
Resides in _____ County



This instrument prepared by Andrew B. Miller of Starr Austen & Miller, LLP, 201 S. Third Street, Logansport, Indiana 46747. 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. Andrew B. Miller

DataSource: Cass, IN

Criteria: Party Name = ZELLERS KELSIE

Last Indexed Date: 06/19/2025

Last Verified Date: 06/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/19/2016	09/16/2016	201600003609	DEED	ZELLERS KELSIE N		GRANTEE

Criteria: Party Name = ZELLERS BRETT

Last Indexed Date: 06/19/2025

Last Verified Date: 06/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/19/2016	09/16/2016	201600003609	DEED	ZELLERS BRETT T		GRANTEE

Criteria: Party Name = ZELLERS BRETT

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09/19/2016	09/16/2016	201600003609	DEED	ZELLERS BRETT T		GRANTEE