



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00204	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	JASON WILSON		
PROPERTY ADDRESS:	57612 ROYS AVE, ELKHART IN 46517		
CITY, STATE AND COUNTY:	ELKHART, IN, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	04/03/2024	EFFECTIVE DATE:	04/02/2024
NAME(S) SEARCHED:	JASON WILSON AND MANDI WILSON		
ADDRESS/PARCEL SEARCHED:	57612 ROYS AVE		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JASON L. WILSON AND MANDI WILSON, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	CHAD E. YORDY AND JENNIFER E. YORDY, HUSBAND AND WIFE
DATED DATE:	08/15/2008	GRANTEE:	JASON L. WILSON AND MANDI WILSON, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/19/2008
INSTRUMENT NO:	2008-20148		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	ELKHART
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOTS NUMBERED FIFTY-SEVEN (57) AND FIFTY-EIGHT (58) AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SOUTH PARK ADDITION TO THE CITY OF ELKHART; SAID PLAT BEING RECORDED IN PLAT BOOK 4, PAGE 10. IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

[Return to previous page](#)

Search Results

Please review your results below and select invoices to Pay. [Click here](#) 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-06-16-302-006-009-2	WILSON JASON L & MANDI	11/12/2024	\$365.78	\$365.78	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	2023	2023-RE-06-16-302-006-009-1	WILSON JASON L & MANDI	5/10/2024	\$365.78	\$365.78	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	2022	2022-RE-06-16-302-006-009-2	WILSON JASON L & MANDI	5/10/2024	\$415.58	\$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	2022	2022-RE-06-16-302-006-009-1	WILSON JASON L & MANDI	5/10/2023	\$415.58	\$0.00	View Invoice Related Invoices Remind Me

[+ Add Selected Invoices](#) | [Register Customer](#)

Need Help?

You may reach us at (574) 535-6759.
You may email your questions to treasurer@elkhartcounty.com.

[Email Us](#)

IMPORTANT NOTE: The payment amount presented on this website may not include penalties if paying after the due date. Please contact the Treasurer's Office for the correct payment amount. **CLICK ON THE 'VIEW INVOICE' LINK FOR THE NEXT DUE DATE FOR CURRENT BALANCE AMOUNT**

COUNTY:20-Elkhart County

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-06-16-302-006.000-009	COUNTY PARCEL NUMBER 06-16-302-006-009	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 SOUTH PARK LOTS 57 & 58		

PROPERTY ADDRESS 57612 ROYS

SPRING AMOUNT DUE
BY May 10, 2024 **\$365.78**



WILSON JASON L & MANDI
57612 Roys Ave
Elkhart, IN 46517-2123

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

0616302006009 000000036578

COUNTY:20-Elkhart County

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-06-16-302-006.000-009	COUNTY PARCEL NUMBER 06-16-302-006-009	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 SOUTH PARK LOTS 57 & 58		

PROPERTY ADDRESS 57612 ROYS

FALL AMOUNT DUE
BY November 12, 2024 **\$365.78**



WILSON JASON L & MANDI
57612 Roys Ave
Elkhart, IN 46517-2123

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

0616302006009 000000036578

COUNTY:20-Elkhart County

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 20-06-16-302-006.000-009	COUNTY PARCEL NUMBER 06-16-302-006-009	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION SOUTH PARK LOTS 57 & 58		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT:4/3/2024

PROPERTY ADDRESS 57612 ROYS		
PROPERTY TYPE Real Estate	TOWNSHIP 005-CONCORD	
ACRES 0.29	COUNTY SPECIFIC RATE/CREDIT	BILL CODE 036

WILSON JASON L & MANDI
57612 Roys Ave
Elkhart, IN 46517-2123

TOTAL DUE FOR 2023 Payable 2024: \$731.56

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$358.28	\$358.28
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	\$365.78	\$365.78
Payments Received	\$0.00	\$0.00
Balance Due	\$365.78	\$365.78

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
WILSON JASON L & MANDI 57612 Roys Ave Elkhart, IN 46517-2123	April 3, 2024	May 10, 2024 November 12, 2024	06-16-302-006-009 20-06-16-302-006.000-009	009/009 CONCORD
	<u>Property Address:</u>	57612 ROYS		
	<u>Legal Description:</u>	SOUTH PARK LOTS 57 & 58		

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	\$114,000	\$114,000
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$21,300	\$21,300
2. Equals total gross assessed value of property	\$135,300	\$135,300
2a. Minus deductions (see Table 5 below)	\$95,626	\$97,914
3. Equals subtotal of net assessed value of property	\$39,674	\$37,386
3a. Multiplied by your local tax rate	2.166600	2.041600
4. Equals gross tax liability (see Table 3 below)	\$859.60	\$763.28
4a. Minus local property tax credits	\$43.44	\$46.72
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	\$0.00	\$0.00
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)	\$816.16	\$716.56

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	\$1,779.00	\$1,779.00
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	\$1,779.00	\$1,779.00

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	\$166.27	\$153.84	(\$12.43)	(7.48) %
TOWNSHIP	0.2861	0.1729	\$113.51	\$64.64	(\$48.87)	(43.05) %
SCHOOL	1.3237	1.3212	\$525.19	\$493.96	(\$31.23)	(5.95) %
LIBRARY	0.1377	0.1360	\$54.63	\$50.84	(\$3.79)	(6.94) %
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	\$859.60	\$763.28	(\$96.32)	(11.21) %

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
Solar Energy System	\$25,900.00	\$25,900.00
Standard Deduction \ Homestead	\$41,271.00	\$44,023.00
Supplemental	\$25,455.00	\$27,991.00
Mortgage	\$3,000.00	\$0.00
TOTAL DEDUCTIONS	\$95,626.00	\$97,914.00

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).

2008-20148

SEARCHED INDEXED
SERIALIZED FILED
AS PRESENTED

2008 AUG 19 P 1:59

RETURN TO:

PROP. ADDR.

HOLD FOR MERIDIAN TITLE CORP

Property Address:
57612 Roys Avenue
Elkhart, IN 46517

Tax ID No. 20-06-16-302-006-000-009
20-06-16-302-007-000-009

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Chad E. Yordy and Jennifer E. Yordy, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Jason L. Wilson and Mandi Wilson, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

Lots Numbered Fifty-seven (57) and Fifty-eight (58) as the said Lots are known and designated on the recorded Plat of South Park Addition to the City of Elkhart; said Plat being recorded in Plat Book 4, page 10, in the Office of the Recorder of Elkhart County, Indiana.

Subject to covenants, restrictions and easements of record.

Subject to the taxes for the years 2007 payable 2008 and 2008 payable in 2009 and taxes for all subsequent years.

IN WITNESS WHEREOF, the Grantor has executed this deed this 15th day of August, 2008.

[Signature]
Chad E. Yordy

[Signature]
Jennifer E. Yordy

State of Indiana, County of Elkhart ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Chad E. Yordy and Jennifer E. Yordy who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

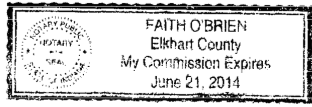
WITNESS, my hand and Seal this 15th day of August, 2008.

My Commission Expires: 6/21/14

[Signature]
Signature of Notary Public

FAITH O'BRIEN
Printed Name of Notary Public

ELKHART, IN
Notary Public County and State of Residence



This instrument was prepared by: Frank A. Antonovitz, Attorney-at-Law #2437-98.
202 S. Michigan St., Ste. 910, South Bend, IN 46601
818733EL rr

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.

[Name] FAITH O'BRIEN

NOTE: The individual's name in affirmation statement may be typed or printed.

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
8-19 2008
[Signature] AUDITOR
3045
TRANSFER FEE 10.00 Pd
PARCEL NO.

DataSource: Elkhart, IN

Criteria: Party Name = WILSON JASON

INDEXED THROUGH:
04/02/2024

VERIFIED THROUGH:
04/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/02/2021	07/26/2021	2021-20383	MORTGAGE	WILSON JASON S		MORTGAGOR
08/02/2021	07/26/2021	2021-20382	QUIT CLA...	WILSON JASON S		GRANTEE
04/16/2020	04/16/2020	31151	UCC FINA...	WILSON JASON		GRANTOR
08/17/2016	08/17/2016	30192	UCC SEAR...	WILSON JASON		GRANTOR
06/10/2015	01/08/2014	2015-11117	MODIFICA...	WILSON JASON L		GRANTOR
04/08/2013	03/25/2013	2013-08146	ASSIGNME...	WILSON JASON L		GRANTOR
08/19/2008	08/15/2008	2008-20150	MORTGAGE	WILSON JASON L		MORTGAGOR
08/19/2008	08/15/2008	2008-20149	MORTGAGE	WILSON JASON L		MORTGAGOR
08/19/2008	08/15/2008	2008-20148	WARRANTY...	WILSON JASON L		GRANTEE
08/19/2008	08/15/2008	2008-20145	WARRANTY...	WILSON JASON		GRANTEE
04/18/2005	03/22/2005	2005-11337	SHERIFF'...	WILSON JASON S		GRANTOR
03/14/2002	03/05/2002	2002-10076	QUIT CLA...	WILSON JASON S		GRANTOR
10/17/2000	10/12/2000	2000-28452	MORTGAGE	WILSON JASON S		MORTGAGOR
10/17/2000	10/12/2000	2000-28451	WARRANTY...	WILSON JASON S		GRANTEE

Results found: 14

Displaying page: 1 of 1

NEW

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