

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-14-28-351-007.000-028	COUNTY PARCEL NUMBER 14-28-351-007-028	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 028/028 UNION	LEGAL DESCRIPTION FARM COUNTRY ESTATES LOT 2		

PROPERTY ADDRESS
25937 COUNTY ROAD 54

SPRING AMOUNT DUE
BY May 10, 2024 **\$1,284.22**



MENZIE RICK A & KARON S
25937 County Road 54
Nappanee, IN 46550-9132

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

1428351007028 000000128422

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-14-28-351-007.000-028	COUNTY PARCEL NUMBER 14-28-351-007-028	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 028/028 UNION	LEGAL DESCRIPTION FARM COUNTRY ESTATES LOT 2		

PROPERTY ADDRESS
25937 COUNTY ROAD 54

FALL AMOUNT DUE
BY November 12, 2024 **\$1,284.22**



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Nappanee, IN 46550-9132

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1428351007028 000000128422

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-14-28-351-007.000-028	COUNTY PARCEL NUMBER 14-28-351-007-028	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 028/028 UNION	LEGAL DESCRIPTION FARM COUNTRY ESTATES LOT 2		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT:4/11/2024

PROPERTY ADDRESS 25937 COUNTY ROAD 54		
PROPERTY TYPE Real Estate	TOWNSHIP 014-UNION	
ACRES 0.96	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

MENZIE RICK A & KARON S
25937 County Road 54
Nappanee, IN 46550-9132

TOTAL DUE FOR 2023 Payable 2024: \$2,568.44

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,276.72	\$1,276.72
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	\$1,284.22	\$1,284.22
Payments Received	\$0.00	\$0.00
Balance Due	\$1,284.22	\$1,284.22

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
MENZIE RICK A & KARON S 25937 County Road 54 Nappanee, IN 46550-9132	April 11, 2024	May 10, 2024	14-28-351-007-028	028/028 UNION
		November 12, 2024	20-14-28-351-007.000-028	
		Property Address: 25937 COUNTY ROAD 54		
		Legal Description: FARM COUNTRY ESTATES LOT 2		

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	\$314,900	\$321,000
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$314,900	\$321,000
2a. Minus deductions (see Table 5 below)	\$139,465	\$157,200
3. Equals subtotal of net assessed value of property	\$175,435	\$163,800
3a. Multiplied by your local tax rate	1.665100	1.656700
4. Equals gross tax liability (see Table 3 below)	\$2,921.16	\$2,713.66
4a. Minus local property tax credits	\$142.10	\$160.22
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)	\$2,779.06	\$2,553.44

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	\$3,149.00	\$3,210.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$110.52	\$97.46
Maximum tax that may be imposed under cap	\$3,259.52	\$3,307.46

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	\$735.25	\$674.04	(\$61.21)	(8.33) %
TOWNSHIP	0.1076	0.1068	\$188.77	\$174.94	(\$13.83)	(7.33) %
SCHOOL	0.9637	0.9646	\$1,690.66	\$1,580.00	(\$110.66)	(6.55) %
LIBRARY	0.1747	0.1738	\$306.48	\$284.68	(\$21.80)	(7.11) %
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	1.6651	1.6567	\$2,921.16	\$2,713.66	(\$207.50)	(7.10) %

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
Standard Deduction \ Homestead	\$45,000.00	\$48,000.00
Supplemental	\$94,465.00	\$109,200.00
TOTAL DEDUCTIONS	\$139,465.00	\$157,200.00

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).

96 009830

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFERApril 20 1996
AuditorTRANSFER FEE .00 DISCLOSURE FEE PAID
PARCEL NO. 14-14-28-300-020

Parcel No. 14-14-28-300-020

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT:

HARLEY D. MILLER and MARY C. MILLER,
husband and wife

APR 29 12 05 PM '96

of Elkhart County, in the State of Indiana,

CONVEY AND WARRANT TO:

RICK A. MENZIE and KARON S. MENZIE,
husband and wife25937 C.R. 54
Nappanee, IN 46550

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Lot Number Two (2) as the said Lot is known and designated on the recorded plat of Farm Country Estates; said Plat being recorded in Plat Book 21, page 58, in the Office of the Recorder of Elkhart County, Indiana.

Together with a perpetual easement for a perimeter drain for the exclusive purpose of providing grantees and their successors in interest an outlet for their basement and septic drains to the Haverstack-Darkwood Ditch as may be required by the Elkhart County Health Department. The owner of each lot which shares in the use of the drain shall share equally in the cost of all maintenance, repair and replacement of the drain. The easement is described as follows:

A part of the Southwest Quarter of Section 28, Township 35 North, Range 5 East, Second Principal Meridian, Union Township, Elkhart County, Indiana. More particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence due East along the South line of said Southwest Quarter, a distance of 626.13 feet; thence North 0 degrees 01 minute 46 seconds West, a distance of 241.70 feet to the POINT OF BEGINNING of this description; thence continuing North 0 degrees 01 minute 46 seconds West along said line, a distance of 417.42 feet; thence South 89 degrees 47 minutes 46 seconds East, a distance of 309.71 feet

→ Kinderhook Slant
ELKHART COUNTY INDIANA 96-009830 PAGE 1 OF 2

96 009830

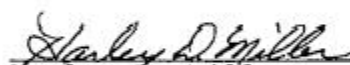
to the centerline of Haverstack-Darkwood Ditch a legal drain of Elkhart County Indiana; thence North 29 degrees 11 minutes 06 seconds West along said centerline, a distance of 28.69 feet; thence North 89 degrees 47 minutes 46 seconds West, a distance of 320.73 feet; thence South 0 degrees 01 minute 46 seconds East, a distance of 442.42 feet; thence South 89 degrees 47 minutes 46 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING; said described tract containing 0.43 acre, more or less.

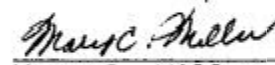
Subject to all easements, restrictions and rights-of-way of record.

Subject to restrictions for Farm Country Estates as recorded in Instrument Record 94, page 023398.

Subject to Building Setback line over the South 45' feet of said Lot, and other restrictions including the maintenance of drainage facilities of said lot as recorded with the Plat of Farm Country Estates, in Plat Book 21, page 58, in the office of the Elkhart County Recorder.

IN WITNESS WHEREOF, Grantors have executed this Deed this 23rd day of April, 1996.

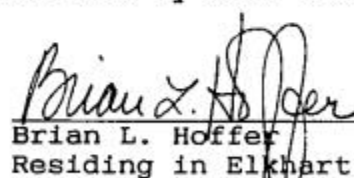

Harley D. Miller


Mary C. Miller

STATE OF INDIANA)
)SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, this 23rd day of April, 1996, personally appeared Harley D. Miller and Mary C. Miller, husband and wife, and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and official seal.




Brian L. Hoffer NOTARY
Residing in Elkhart County, IN PUBLIC

My commission expires:
July 4, 1998

This instrument prepared by the law office of Kindig & Sloat, by Brian L. Hoffer, 105 W. Lincoln Street, Nappanee, Indiana 46550.

DataSource: Elkhart, IN

Criteria: Party Name = MENZIE RICK

INDEXED THROUGH:
04/08/2024VERIFIED THROUGH:
04/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/08/2002	05/02/2002	2002-17468	RELEASE ...	MENZIE RICK A		GRANTEE
04/12/2002	04/02/2002	2002-14045	MORTGAGE	MENZIE RICK A		MORTGAGOR
05/26/1999	05/19/1999	99-17267	RELEASE ...	MENZIE RICK A		GRANTEE
11/30/1998	11/17/1998	98-38728	MORTGAGE	MENZIE RICK A		MORTGAGOR
08/20/1998	07/22/1998	98-27003	RELEASE ...	MENZIE RICK A		GRANTEE
07/23/1998	07/16/1998	98-23909	ASSIGNME...	MENZIE RICK A		GRANTEE
07/23/1998	07/16/1998	98-23908	MORTGAGE	MENZIE RICK A		MORTGAGOR
07/23/1998	07/14/1998	98-23907	RELEASE ...	MENZIE RICK A		GRANTEE
09/29/1997	09/11/1997	97-24871	MORTGAGE	MENZIE RICK A		MORTGAGOR
08/11/1997	02/10/1997	97-20255	ASSIGNME...	MENZIE RICK A		GRANTOR
02/13/1997	01/30/1997	97-03363	MORTGAGE	MENZIE RICK A		MORTGAGOR
06/04/1996	05/24/1996	96-13449	MORTGAGE	MENZIE RICK A		MORTGAGOR
05/03/1996	05/02/1996	96-10608	WARRANTY...	MENZIE RICK ALAN		GRANTOR
04/29/1996	04/23/1996	96-09830	WARRANTY...	MENZIE RICK A		GRANTEE
04/08/1996	03/28/1996	96-07789	WARRANTY...	MENZIE RICK A		GRANTOR



DataSource: Elkhart, IN

Criteria: Party Name = MENZIE RICK

INDEXED THROUGH:
04/08/2024VERIFIED THROUGH:
04/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/18/2020	03/17/2020	2020-05815	RELEASE ...	MENZIE RICK A		GRANTEE
03/18/2020	03/17/2020	2020-05813	RELEASE ...	MENZIE RICK A		GRANTEE
03/05/2020	02/27/2020	2020-04900	MORTGAGE	MENZIE RICK A		MORTGAGOR
11/29/2011	11/09/2011	2011-22523	SUBORDIN...	MENZIE RICK A		GRANTOR
11/28/2011	11/14/2011	2011-22269	MORTGAGE	MENZIE RICK A		MORTGAGOR
11/28/2011	11/23/2011	2011-22256	RELEASE ...	MENZIE RICK A		GRANTEE
04/18/2007	04/04/2007	2007-10244	RELEASE ...	MENZIE RICK A		GRANTEE
04/18/2007	04/04/2007	2007-10243	RELEASE ...	MENZIE RICK A		GRANTEE
04/03/2007	03/26/2007	2007-08787	MORTGAGE	MENZIE RICK A		MORTGAGOR
04/03/2007	03/26/2007	2007-08786	MORTGAGE	MENZIE RICK A		MORTGAGOR
02/21/2007	01/30/2007	2007-04623	MODIFICA...	MENZIE RICK A		GRANTOR
01/13/2003	12/19/2002	2003-01813	SUBORDIN...	MENZIE RICK A		GRANTOR
01/13/2003	12/19/2002	2003-01812	MORTGAGE	MENZIE RICK A		MORTGAGOR
01/06/2003	12/26/2002	2003-00516	RELEASE ...	MENZIE RICK A		GRANTEE
08/06/2002	05/02/2002	2002-28418	RELEASE ...	MENZIE RICK A		GRANTEE

DataSource: Elkhart, IN

Criteria: Party Name = MENZIE RICK

INDEXED THROUGH:
04/08/2024

VERIFIED THROUGH:
04/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/11/1994	12/09/1993	94-03926	DEED	MENZIE RICK A		GRANTEE
07/26/1989	07/26/1989	89-13733	CONTRACT	MENZIE RICK ALAN		GRANTEE