



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02300	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	DANIEL MOHID		
PROPERTY ADDRESS:	610 PRAIRIE DEPOT, INDIANAPOLIS, IN 46241		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) , MARION		

### SEARCH INFORMATION

SEARCH DATE:	06/09/2025	EFFECTIVE DATE:	04/08/2025
NAME(S) SEARCHED:	DANIEL MOHID		
ADDRESS/PARCEL SEARCHED:	610 PRAIRIE DEPOT, INDIANAPOLIS, IN 46241/ 49-12-11-125-002.000-900		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

DANIEL M. MOHID, AN ADULT	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	NANCY L. RAMSBOTTOM, AN ADULT
DATED DATE:	06/30/2020	GRANTEE:	DANIEL M. MOHID, AN ADULT
BOOK/PAGE:	N/A	RECORDED DATE:	07/08/2020
INSTRUMENT NO:	A202000070552		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

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

LOT NUMBER 93 IN VICTORIA WOODS, SECTION THREE, AN ADDITION IN MARION COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED AS INSTRUMENT NO. 88-43750, AND CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT 88-51275, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

COUNTY:49-MARION

SPRING INSTALLMENT REMITTANCE COUPON

<b>PARCEL NUMBER</b> 49-12-11-125-002.000-900	<b>COUNTY PARCEL NUMBER</b> <b>9050240</b>	<b>TAX YEAR</b> 2024 Payable 2025	<b>Late Payment Penalty:</b> 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
<b>TAXING UNIT NAME</b> 900/900 WAYNE OUTSIDE	<b>LEGAL DESCRIPTION</b> VICTORIA WOODS SECTION THREE L 93		
<b>PROPERTY ADDRESS</b> 610 PRAIRIE DEPOT	<b>SPRING AMOUNT DUE by May 12, 2025</b>		<b>\$0.00</b>

MOHID, DANIEL M  
610 PRAIRIE DEPOT  
INDIANAPOLIS, IN

46241-1442

Pay By Phone:(317)327-4829  
Pay Online at: treasurer.indy.gov / (317)327-4444  
Remit Payment and Make Checks Payable to:  
MARION COUNTY TREASURER  
P.O. Box 6145  
Indianapolis, IN 46206

0125000000000090502402

COUNTY:49-MARION

FALL INSTALLMENT REMITTANCE COUPON

<div>PARCEL NUMBER</div> <div>49-12-11-125-002.000-900</div>	<div>COUNTY PARCEL NUMBER</div> <div>9050240</div>	<div>TAX YEAR</div> <div>2024 Payable 2025</div>	<div>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</div>
<div>TAXING UNIT NAME</div> <div>900/900 WAYNE OUTSIDE</div>	<div>LEGAL DESCRIPTION</div> <div>VICTORIA WOODS SECTION THREE L 93</div>		
<div>PROPERTY ADDRESS</div> <div>610 PRAIRIE DEPOT</div>	<div>FALL AMOUNT DUE by November 10, 2025</div>		<div>\$1,566.77</div>

MOHID, DANIEL M  
610 PRAIRIE DEPOT  
INDIANAPOLIS, IN

46241-1442

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COUNTY:49-MARION

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 49-12-11-125-002.000-900	COUNTY PARCEL NUMBER 9050240	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME 900/900 WAYNE OUTSIDE	LEGAL DESCRIPTION VICTORIA WOODS SECTION THREE L 93		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT:6/9/2025

PROPERTY ADDRESS 610 PRAIRIE DEPOT	
PROPERTY TYPE Real Estate	TOWNSHIP 9-WAYNE
ACRES 0.22	BILL CODE  RTS
COUNTY SPECIFIC RATE 01.9514	

MOHID, DANIEL M  
610 PRAIRIE DEPOT  
INDIANAPOLIS, IN

46241-1442

TOTAL DUE FOR 2024 Payable 2025: \$1,566.77		
ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,512.37	\$1,512.37
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
Storm Water	\$0.00	\$76.80
Solid Waste	\$0.00	\$32.00
Auditor Corrections	\$0.00	\$0.00
Amount Due	\$1,566.77	\$1,566.77
Payments Received	(\$1,566.77)	\$0.00
Balance Due	\$0.00	\$1,566.77

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](http://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
MOHID, DANIEL M 610 PRAIRIE DEPOT INDIANAPOLIS, IN		June 9, 2025	May 12, 2025 November 10, 2025	9050240 49-12-11-125-002.000-900	900/900 WAYNE OUTSIDE
46241-1442					
		Property Address:	610 PRAIRIE DEPOT		
		Legal Description:	VICTORIA WOODS SECTION THREE L 93		

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

1. ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$234,800	\$256,800
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$500	\$0
2. Equals total gross assessed value of property	\$235,300	\$256,800
2a. Minus deductions (see Table 5 below)	\$122,720	\$126,300
3. Equals subtotal of net assessed value of property	\$112,580	\$130,500
3a. Multiplied by your local tax rate	3.888700	3.878400
4. Equals gross tax liability (see Table 3 below)	\$4,377.88	\$5,061.30
4a. Minus local property tax credits	\$91.48	\$89.86
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$1,529.60	\$1,946.70
4c. Minus savings due to Over 65 Circuit Breaker Credit <sup>1</sup>	\$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)	\$2,756.80	\$3,024.74

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) <sup>2</sup>	\$2,363.00	\$2,568.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>3</sup>	\$393.80	\$456.75
Maximum tax that may be imposed under cap	\$2,756.80	\$3,024.75

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	DIFFERENCE 2024-2025	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.3631	0.3616	\$408.78	\$471.89	\$63.11	15.44 %
TOWNSHIP	0.8422	0.8372	\$948.15	\$1,092.55	\$144.40	15.23 %
SCHOOL	1.9495	1.9440	\$2,194.73	\$2,536.91	\$342.18	15.59 %
LIBRARY	0.1220	0.1217	\$137.35	\$158.82	\$21.47	15.63 %
CONSOLIDATED CITY	0.3401	0.3388	\$382.88	\$442.13	\$59.25	15.47 %
NOT AVAILABLE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
WELFARE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
HEALTH & HOSPITAL	0.1887	0.1923	\$212.44	\$250.95	\$38.51	18.13 %
LOCAL CITY/TOWN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PUBLIC TRANSPORTATION	0.0831	0.0828	\$93.55	\$108.05	\$14.50	15.50 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	3.8887	3.8784	\$4,377.88	\$5,061.30	\$683.42	15.61 %

TABLE 4: OTHER CHARGES TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
Storm Water	\$74.40	\$76.80	3.23 %
Solid Waste	\$32.00	\$32.00	0.00 %
TOTAL ADJUSTMENTS	\$106.40	\$108.80	2.26 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>4</sup>

TYPE OF DEDUCTION	2024	2025
Standard Deduction \ Homestead	\$48,000.00	\$48,000.00
Supplemental	\$74,720.00	\$78,300.00
TOTAL DEDUCTIONS	\$122,720.00	\$126,300.00

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](http://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 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, **anadjustment to the capis** 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 **themaximum 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 (317) 327-4646 or visit[auditor.indy.gov](http://auditor.indy.gov). 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.

Homestead Credits

Marion County provides local property tax credits for certain taxpayers pursuant to IC 6-3.6-5 and/or 6-1.1-20.4. Taxpayers receiving a local property tax credit will see the credit amount in Box 4B on the Form TS-1A.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (317) 327-4907 or visit[Assessor.indy.gov](http://Assessor.indy.gov). 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 (317) 327-4907.

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).

JOSEPH P. O'CONNOR  
MARION COUNTY ASSESSOR  
Jul 08 2020 PM 02:05  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER  
E-025102486 JTD

**A202000070552**  
**07/08/2020 02:07 PM**  
**KATHERINE SWEENEY BELL**  
**MARION COUNTY IN RECORDER**  
**FEE: \$ 35.00**  
**PAGES: 2**  
**By: ER**

**BBELL**

**WARRANTY DEED**

**File No.:** CTIN2005378  
CT Avon

**THIS INDENTURE WITNESSETH**, that Nancy L. Ramsbottom, an adult (Grantor) CONVEY(S) AND WARRANT(S) to:

Daniel M. Mohid, an adult (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Marion County in the State of Indiana, to wit:

**For APN/Parcel ID(s):** 49-12-11-125-002.000-900

LOT NUMBER 93 IN VICTORIA WOODS, SECTION THREE, AN ADDITION IN MARION COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED AS INSTRUMENT NO. 88-43750, AND CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT 88-51275, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

**Property:** 610 Prairie Depot, Indianapolis, IN 46241-1442

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of June, 2020.

Nancy L. Ramsbottom  
Nancy L. Ramsbottom

Marion County Assessor  
Jul 06 2020  
Received CA

State of IN

County of Hendricks

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Nancy L. Ramsbottom, an adult, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of June, 2020

Signature: [Signature]

Printed: \_\_\_\_\_

Resident of: \_\_\_\_\_ County

State of: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



**Prepared By:** J. David Clossin, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 610 Prairie Depot  
Indianapolis, IN 46241-1442

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: J. David Clossin.

Criteria: Party Name = MOHID DANIEL

Last Indexed Date: 06/06/2025

Last Verified Date: 04/08/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/04/2024		A202400000934	MORTGAGE	MOHID DANIEL M		GRANTOR
07/08/2020		A202000070553	MORTGAGE	MOHID DANIEL M		GRANTOR
07/08/2020		A202000070552	DEED	MOHID DANIEL M		GRANTEE
03/28/2000	03/18/2000	A200000047489	DEED	MOHID DANIEL AKBAR		GRANTOR
01/20/2000		A200000008962	DEED	MOHID DANIEL A		GRANTEE
03/22/1999	12/14/1998	A199900058423	DEED	MOHID DANIEL AKBAR		GRANTOR
10/05/1998	10/02/1998	A199800172119	DEED	MOHID DANIEL AKBAR		GRANTEE
09/08/1998	08/31/1998	A199800155574	DEED	MOHID DANIEL AKBAR		GRANTOR
09/08/1998	08/31/1998	A199800155572	DEED	MOHID DANIEL AKBAR		GRANTEE