



Homestead Credit Filed flag Removed in Future Years

822 W Donaldson Ave

Mishawaka, IN 46545

Pyfer Properties LLC

3730 Augusta Ln
Elkhart, IN 46517



Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$637.84

\$637.84

Total Due ⓘ

Property Information

Tax Year/Pay Year
2024 / 2025

Parcel Number
71-09-09-157-007.000-023

Duplicate Number
55016

Property Type
Real

Tax Unit / Description
16 - Mishawaka-Penn

Property Class
RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Mortgage Company
None

TIF
None

Homestead Credit Filed?
Yes

Over 65 Circuit Breaker?
No

Legal Description
Note: Not to be used on legal documents
Lot 32Ex. W. 50 Ft., Ex. E.3 1-3 Ft. Jefferson Hts.

Section-Township-Range
No Info

Parcel Acres
No Info

Lot Number
No Info

Block/Subdivision
No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$637.84	\$0.00	\$637.84
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$637.84	\$0.00	\$637.84
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$228.33	\$0.00	\$228.33
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$164.07	\$0.00	\$164.07
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$1,275.68
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$1,275.68
Receipts:			\$637.84
Total Due:			\$637.84
Surplus Transfer:			\$0.00
Account Balance:			\$637.84

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/16/2025	S	\$637.84	Lock Box Payment 05/12/2025	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$637.84	\$637.84	\$0.00	\$1,275.68	\$637.84
2024	\$636.00	\$636.00	\$0.00	\$1,272.00	\$1,272.00
2023	\$571.31	\$571.31	\$0.00	\$1,142.62	\$1,142.62
2022	\$468.84	\$468.84	\$0.00	\$937.68	\$937.68
2021	\$359.18	\$359.18	\$0.00	\$718.36	\$718.36
2020	\$392.98	\$392.98	\$0.00	\$785.96	\$785.96
2019	\$368.66	\$368.66	\$0.00	\$737.32	\$737.32
2018	\$300.27	\$300.27	\$0.00	\$600.54	\$600.54
2017	\$286.01	\$286.01	\$0.00	\$572.02	\$572.02
2016	\$267.95	\$267.95	\$0.00	\$535.90	\$535.90
2015	\$263.22	\$263.22	\$0.00	\$526.44	\$526.44
2014	\$265.11	\$265.11	\$0.00	\$530.22	\$530.22
2013	\$265.51	\$265.51	\$0.00	\$531.02	\$531.02

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$111,600	\$112,300
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$700	\$500
2. Equals total gross assessed value of property	\$112,300	\$112,800
2a. Minus deductions	(\$73,440)	(\$72,112)
3. Equals subtotal of net assessed value of property	\$38,860	\$40,688