

COUNTY: 43-Kosciusko

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-02-06-400-129.000-011	DUPLICATE NUMBER 52294	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 Jefferson West	LEGAL DESCRIPTION 033-013-083 Lot 5 Paddlebrook Pond SD Sec 2		

PROPERTY ADDRESS
13611 N Ashbury Ct, Nappanee IN 46550



SPRING AMOUNT DUE by May 12, 2025	\$1,406.56
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Adams Benjamin L & Renae L
13611 N Ashbury Court
Nappanee IN 46550

Office Phone: (574)372-2370
Pay Online at: www.lowtaxinfo.com/kosciuskocounty
Pay By Phone: (574) 652-5830
Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw IN 46581-1764

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COUNTY: 43-Kosciusko

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 43-02-06-400-129.000-011	DUPLICATE NUMBER 52294	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 Jefferson West	LEGAL DESCRIPTION 033-013-083 Lot 5 Paddlebrook Pond SD Sec 2		

PROPERTY ADDRESS
13611 N Ashbury Ct, Nappanee IN 46550



FALL AMOUNT DUE by November 10, 2025	\$1,386.56
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Adams Benjamin L & Renae L
13611 N Ashbury Court
Nappanee IN 46550

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COUNTY: 43-Kosciusko

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 43-02-06-400-129.000-011	DUPLICATE NUMBER 52294	TAX YEAR 2024 Payable 2025	DUE DATES SPRING - May 12, 2025 FALL - November 10, 2025
TAXING UNIT NAME Jefferson West	LEGAL DESCRIPTION 033-013-083 Lot 5 Paddlebrook Pond SD Sec 2		

DATE OF STATEMENT: 04/21/2025

TOTAL DUE FOR 2024 PAY 2025: \$2,793.12

PROPERTY ADDRESS 13611 N Ashbury Ct, Nappanee IN 46550	
PROPERTY TYPE Real	TOWNSHIP: Jefferson
ACRES 0.0000	

Adams Benjamin L & Renae L
13611 N Ashbury Court
Nappanee IN 46550

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,386.56	\$1,386.56
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$20.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,406.56	\$1,386.56
Payment Received	\$0.00	\$0.00
Balance Due	\$1,406.56	\$1,386.56

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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.

<u>Taxpayer Name</u>	<u>Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Adams Benjamin L & Renae L 13611 N Ashbury Court Nappanee IN 46550	13611 N Ashbury Ct Nappanee IN 46550	April 21, 2025	43-02-06-400-129.000-011	011 Jefferson West
		<u>Duplicate Number</u>	<u>Tax ID Number</u>	
		52884	833-7326801-64	

Property Type
Real

TABLE 1: SUMMARY OF YOUR TAXES

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

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ²	\$3,923.00	\$3,833.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$116.73	\$112.12
Maximum tax that may be imposed under	\$4,039.73	\$3,945.12

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024-2025	PERCENT DIFFERENCE
COUNTY	0.2122	0.2021	\$416.29	\$423.52	\$7.23	1.74%
LIBRARY	0.1738	0.1651	\$340.96	\$345.99	\$5.03	1.48%
SCHOOL	0.9646	0.9172	\$1,892.36	\$1,922.09	\$29.73	1.57%
SOLID WASTE	0.0001	0.0001	\$0.20	\$0.21	\$0.01	5.00%
TOWNSHIP	0.0479	0.0388	\$93.97	\$81.31	(\$12.66)	(13.47%)
TOTAL	1.3986	1.3233	\$2,743.78	\$2,773.12	\$29.34	1.07%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

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) 372-2323 or visit www.kosciusko.in.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.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 372-2310 or www.kosciusko.in.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 (574) 372-2310 or visit www.kosciusko.in.gov.

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).