

COUNTY: 50 - MARSHALL

PARCEL NUMBER 50-21-08-000-024.000-013	DUPLICATE NUMBER	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 013-UNION TOWNSHIP	LEGAL DESCRIPTION ACREAGE: 4.50 AUDITOR DESC: SW1/4 SE1/4 89.57'S W NW COR N86D 55SEC8T32NR1E LE GAL DESC: BEG 89.57 SOW OF NW COR SD 1/4 1/4 T		
PROPERTY ADDRESS 16776 THORN RD CULVER IN 46511-0000			



432025502108000024000013

SPRING AMOUNT DUE
by May 12, 2025:

\$768.94



T29 P1

8630-20443-1
Davis Sherry C
16776 Thorn Rd
Culver IN 46511-9688

Pay by Phone: (877) 690-3729
Jurisdiction Code: 2415
Pay Online at: www.co.marshall.in.us

Remit Payment and Make Check Payable to:
Marshall County Treasurer
112 W. Jefferson St., Room 206
Plymouth, IN 46563

FOLD AND TEAR HERE

5021080000240000132025100000076894

COUNTY: 50 - MARSHALL

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 50-21-08-000-024.000-013	DUPLICATE NUMBER	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 013-UNION TOWNSHIP	LEGAL DESCRIPTION ACREAGE: 4.50 AUDITOR DESC: SW1/4 SE1/4 89.57'S W NW COR N86D 55SEC8T32NR1E LE GAL DESC: BEG 89.57 SOW OF NW COR SD 1/4 1/4 T		
PROPERTY ADDRESS 16776 THORN RD CULVER IN 46511-0000			



532025502108000024000013

FALL AMOUNT DUE
by November 10, 2025:

\$757.69

Davis Sherry C
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Culver IN 46511-9688

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COUNTY: 50 - MARSHALL

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 50-21-08-000-024.000-013	DUPLICATE NUMBER	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME 013-UNION TOWNSHIP	LEGAL DESCRIPTION ACREAGE: 4.50 AUDITOR DESC: SW1/4 SE1/4 89.57'S W NW COR N86D 55SEC8T32NR1E LE GAL DESC: BEG 89.57 SOW OF NW COR SD 1/4 1/4 T		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT: 04/07/2025

PROPERTY ADDRESS 16776 THORN RD CULVER IN 46511-0000	
PROPERTY TYPE Real	TOWNSHIP UNION TOWNSHIP
ACRES 4.50	

TOTAL DUE FOR 24 PAY 25: \$1,526.63

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$757.69	\$757.69
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$11.25	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Amount Due	\$768.94	\$757.69
Payment Received	\$0.00	\$0.00
Balance Due	\$768.94	\$757.69

Davis Sherry C
16776 Thorn Rd
Culver IN 46511-9688



NOTICE: THIS TAX BILL IS THE **ONLY NOTICE** YOU WILL RECEIVE FOR PAYMENTS FOR **BOTH** INSTALLMENTS OF YOUR TAXES. IF YOU HAVE SOLD ANY OF THE PROPERTY ASSESSED TO YOU **PLEASE FORWARD THE "TAX STATEMENT"** TO THE NEW OWNERS.

MAILING ADDRESS CHANGE FORM

Parcel Number: _____
Name: _____
Address: _____
Phone: () _____
Email: _____
Signature: _____

Marshall County **Spring** Tax Statement

ADD PENALTY IF PAID AFTER DUE DATE

Failure to receive a tax statement by mail does not relieve the taxpayer of the responsibility for payment and penalties when delinquent.

It is the policy of the Marshall County Treasurer's Office to accept payments for taxes of any amount at any time. Making partial payments does not relieve the taxpayer of late penalties, fees, or the property being subject to tax sale when amounts are delinquent.

Questions?

Tax Payments	Treasurer (574) 935-8520
Assessed Values	Assessor (574) 935-8525
Drainage Fees	Surveyor (574) 935-8530
Deductions and Rates	Auditor (574) 935-8555

You may be eligible to reduce your future property taxes if you qualify for the following deductions: Homestead, Blind and Disabled, Over 65, Geothermal, Disabled Veteran.
To check your eligibility, call the Auditor's Office.

NOTICE: THIS TAX BILL IS THE **ONLY NOTICE** YOU WILL RECEIVE FOR PAYMENTS FOR **BOTH** INSTALLMENTS OF YOUR TAXES. IF YOU HAVE SOLD ANY OF THE PROPERTY ASSESSED TO YOU **PLEASE FORWARD THE "TAX STATEMENT"** TO THE NEW OWNERS.

MAILING ADDRESS CHANGE FORM

Parcel Number: _____
Name: _____
Address: _____
Phone: () _____
Email: _____
Signature: _____

Marshall County **Fall** Tax Statement

ADD PENALTY IF PAID AFTER DUE DATE

Failure to receive a tax statement by mail does not relieve the taxpayer of the responsibility for payment and penalties when delinquent.

It is the policy of the Marshall County Treasurer's Office to accept payments for taxes of any amount at any time. Making partial payments does not relieve the taxpayer of late penalties, fees, or the property being subject to tax sale when amounts are delinquent.

Questions?

Tax Payments	Treasurer (574) 935-8520
Assessed Values	Assessor (574) 935-8525
Drainage Fees	Surveyor (574) 935-8530
Deductions and Rates	Auditor (574) 935-8555

You may be eligible to reduce your future property taxes if you qualify for the following deductions: Homestead, Blind and Disabled, Over 65, Geothermal, Disabled Veteran.
To check your eligibility, call the Auditor's Office.

2025.02

PAYMENT OPTIONS

Mail: Payment with coupon to the Marshall County Treasurer, 112 W Jefferson Rm 206, Plymouth IN 46563. Payment is considered on time when postmarked by the US Post Office by the due dates. Your canceled check is your receipt.

In Person: Please bring entire statement to Marshall County Treasurer Office, 112 W Jefferson Rm 206, Plymouth IN 46463.

Business Hours: 8:00 a.m. - 4:00 p.m. (Monday - Friday)

Credit Card/Echeck Payments: Online at www.co.marshall.in.us, "\$", "Pay Taxes Online". Subject to a convenience fee charged by payment processor.

By Phone: (877) 690-3729 and use Jurisdiction Code: 2415 (Subject to a convenience fee charged by payment processor.)

Banks: Tax payments can be made at all Everwise locations, First Merchant Bank in Bourbon, First Farmers Bank and Trust in Culver, and the Town of Bremen Clerk-Treasurer's Office, 2 weeks prior to the due dates (**checks only and must have statement coupon**) - Spring begins Monday, April 28, 2025; Fall begins Monday, October 27, 2025. A drop box is available at the south end of the County Building as well as inside the double doors on each end of the County Building.

Any payment rejected by your bank will result in a voided payment and will incur a \$35.00 returned item fee.

If mailing payment, please send a self-addressed stamped envelope if you would like a receipt.

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. 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.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name Davis Sherry C 16776 Thorn Rd Culver IN 46511-9688	Address 16776 THORN RD CULVER IN 46511-0000	Date of Notice 04/07/2025 Duplicate Number	Parcel Number 50-21-08-000-024.000-013 Tax ID Number	Taxing District 013-UNION TOWNSHIP
Legal Description ACREAGE: 4.50 AUDITOR DESC: SW1/4 SE1/4 89.57'S W NW COR N86D 55SEC8T32NR1E LE GAL DESC: BEG 89.57 S0W OF NW COR SD 1/4 1/4 T	Billed Mortgage Company Interra Credit Union	Property Type Real		

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

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$222,200.00	\$228,300.00
1b. Gross assessed value of other residential property and agricultural land	\$100.00	\$100.00
1c. Gross assessed value of all other property, including personal property	\$26,300.00	\$26,200.00
2. Equals total gross assessed value of property	\$248,600.00	\$254,600.00
2a. Minus deductions (see Table 5 below)	(\$117,680.00)	(\$115,613.00)
3. Equals subtotal of net assessed value of property	\$130,920.00	\$138,987.00
3a. Multiplied by your local tax rate	1.0624	1.0903
4. Equals gross tax liability (see Table 3 below)	\$1,390.90	\$1,515.38
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (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 property tax liability (see remittance coupon for total amount due)	\$1,390.90	\$1,515.38

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$3,013.00	\$3,071.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$208.43	\$215.00
Maximum tax that may be imposed under cap	\$3,221.43	\$3,286.00

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	TAX DIFFERENCE 2024-2025	PERCENT DIFFERENCE
COUNTY	0.3416	0.3293	\$447.22	\$457.69	\$10.47	2.34%
SPECIAL UNIT	0.0118	0.0114	\$15.45	\$15.84	\$0.39	2.52%
LIBRARY	0.0736	0.0687	\$96.36	\$95.48	(\$0.88)	(0.91%)
TOWNSHIP	0.0593	0.0581	\$77.64	\$80.75	\$3.11	4.01%
SCHOOL	0.5761	0.6228	\$754.23	\$865.61	\$111.38	14.77%
TOTAL	1.0624	1.0903	\$1,390.90	\$1,515.38	\$124.48	8.95%

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
DRAIN - HOUSE UNION	\$11.25	\$11.25	0.00%
TOTAL ADJUSTMENTS	\$11.25	\$11.25	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2024	2025
STANDARD HOMESTEAD	\$48,000	\$48,000
SUPPLEMENTAL HOMESTEAD	\$69,680	\$67,613
TOTAL DEDUCTIONS	\$117,680	\$115,613

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. 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 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 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, 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) 935-8555 or visit www.co.marshall.in.us.

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) 935-8525 or www.co.marshall.in.us. 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) 935-8525.

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).