

# INFORMATION BOOKLET

WESTERN JEFFERSON COUNTY  
*Near Madison & Hanover, IN*

*Real Estate*

**366<sup>±</sup>**  
**ACRES**

**AUCTION**

offered in 5 tracts

Public Water

160<sup>±</sup> Tillable Acres

200<sup>±</sup> Wooded Acres

Long Term Investment  
Home

Potential Building Sites

Agricultural Land

Recreational Land

Excellent Deer, Turkey &  
Bird Hunting

**Thursday**  
**April 26**

**Auction begins at 6:00pm**



at the Jefferson County 4-H Fairgrounds Building, Madison, IN  Online Bidding Available

**SCHRADER**  
Real Estate and Auction Company, Inc.

**SchraderAuction.com**

# DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION  
MANAGER

BRAD HORRALL • 812.890.8255 • [brad@schraderauction.com](mailto:brad@schraderauction.com)



950 N. Liberty Dr., Columbia City, IN 46725  
800.451.2709 | 260.244.7606 | [www.schraderauction.com](http://www.schraderauction.com)

*Follow us and download our new Schrader iOS app*



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# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, APRIL 26, 2018**  
**366 ACRES – MADISON, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Thursday, April 19, 2018.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**366± Acres • Madison, Indiana**  
**Thursday, April 26, 2018**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, April 26, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, April 19, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



# **TRACT DESCRIPTIONS**

WESTERN JEFFERSON COUNTY  
Near Madison & Hanover, IN

**366±**  
**ACRES**

**offered in 5 tracts**

**Thursday**  
**April 26**

# Real Estate AUCTION

**TRACT 1:** 80± acres with frontage along CR W 175 N & Smokey Rd. Nearly an equal mix of tillable and wooded land. FSA records indicate 38.6 tillable acres.

**TRACT 2:** 80± acres with frontage along Henry Rd & Smokey Rd There is 49.7 tillable acres with balance in woods.

**TRACT 3:** 80± acres fronting Henry Rd. 18 tillable acres with the balance being beautiful rolling woodland with a picturesque running creek.

**TRACT 4:** 80± acres fronting Henry Rd with 35.7 tillable acres and the balance in beautiful rolling woodland with a running picturesque creek. There is a small frame home with vinyl siding, living room, 3 bedrooms, kitchen & full bath. It has a propane heater & public water. Adjacent to the home is a small pond.

**TRACT 5:** 46.25± acres with frontage along Henry Rd. 17.7 tillable acres with balance being rolling woodland and a picturesque running creek.



## AUCTION TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 366± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Personal Representative's Deed(s).  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days after presentation of a title commitment. Estimated closing date shall be on or before June 1, 2018.

**POSSESSION:** At the buyer's option possession shall be at closing or immediate provided the buyer signs a preclosing

access agreement and deposits an additional 10% earnest money (20% total). Immediate possession pertains to all the real estate except the home located on Tract 4.

**REAL ESTATE TAXES:** Buyer(s) shall be responsible for the 2018 taxes due in 2019 and thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

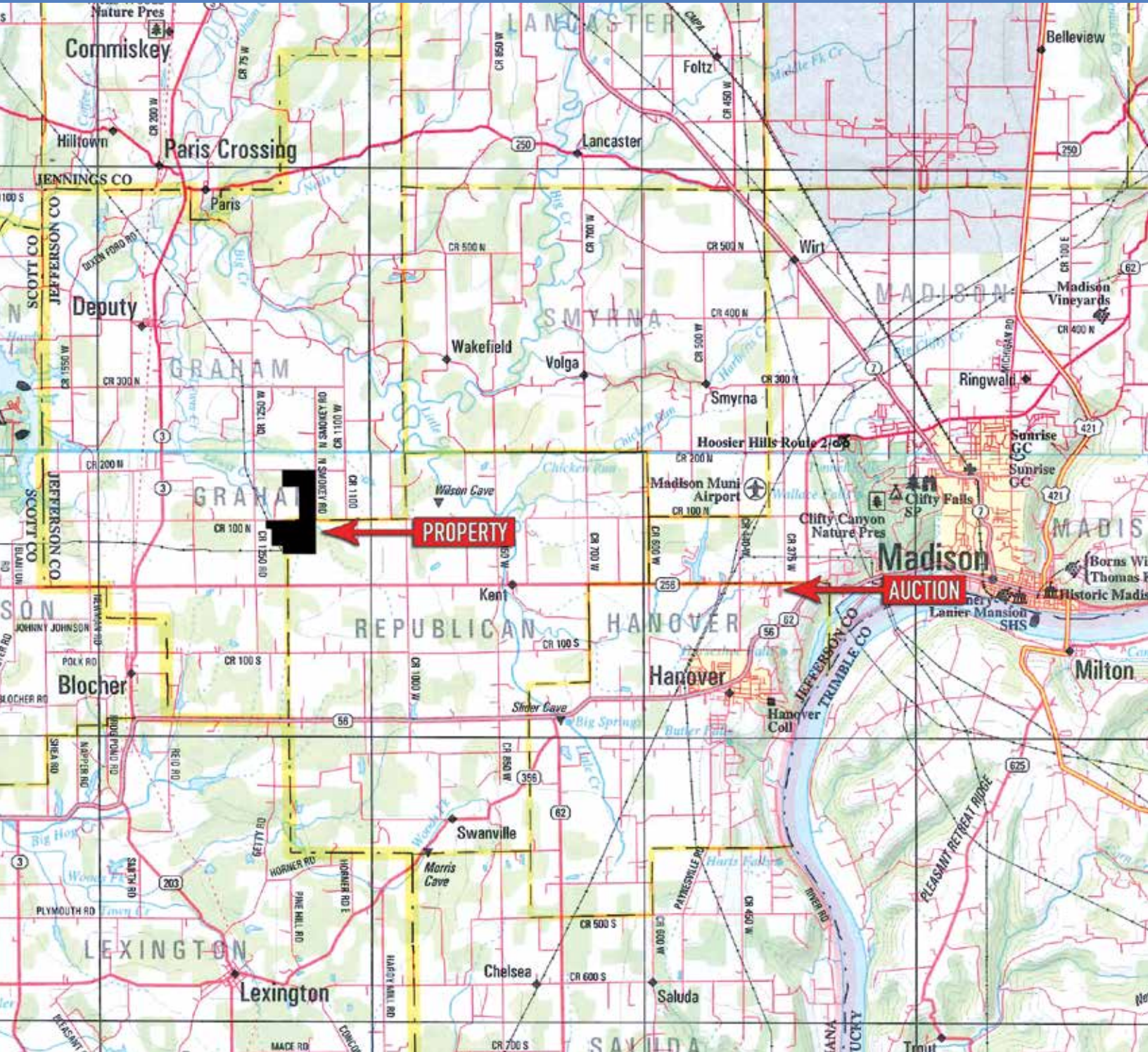
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**OWNER:** Estate of Alice Marie Dean

# LOCATION MAP

# LOCATION MAP



**DIRECTIONS TO PROPERTY:** From the jct of Hwy 256 & Hwy 62 on the west side of Madison, take Hwy 256 west 6.6 miles to CR 1000W, turn North 1 mile to W Henry Rd, turn West 1.5 miles to the property.



**AUCTION SITE**

**Jefferson County 4-H Fairgrounds Building**  
3852 West SR 256, Madison, IN  
2 miles west of Hwy 62 on Hwy 256.



**Online Bidding Available**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Company - 800-451-2709.

# TRACT MAP

# TRACT MAP

W 175 N

1

80± acres

N Smokey Rd

2

80± acres

W Henry Rd

5

46.25±  
acres

4

80± acres

3

80± acres

## INSPECTION DATES:

Tues., April 3 • 10AM – Noon

Fri., April 13 • 10AM – Noon

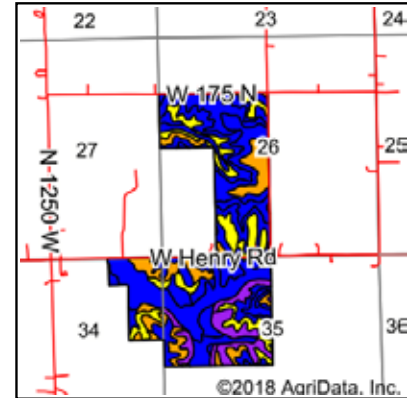
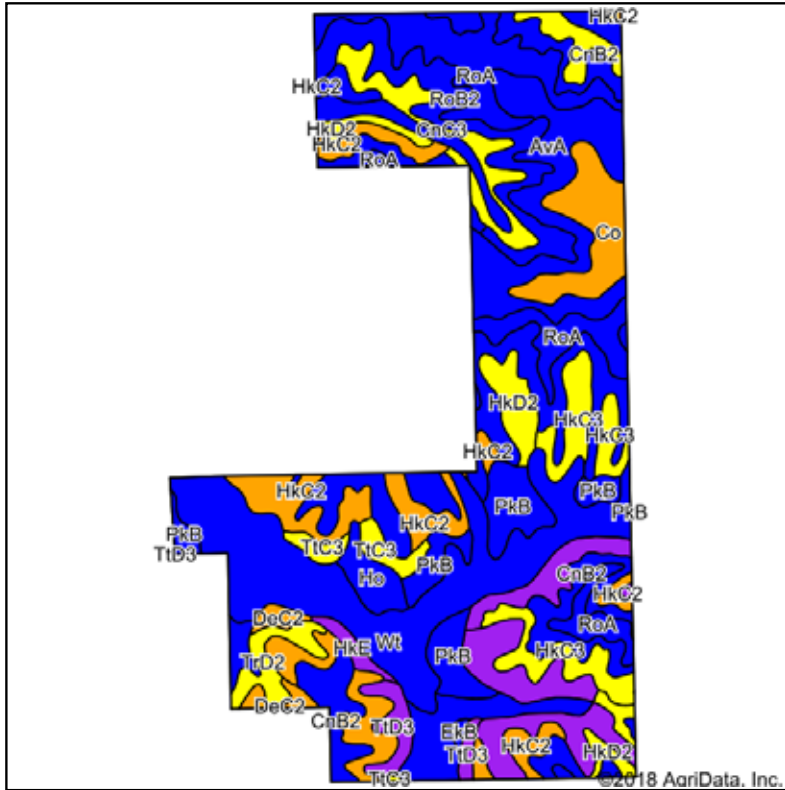
*Meet an agent at the Jefferson County  
4-H Fairgrounds Extension Office.*

# **SOILS MAP & PRODUCTIVITY INFORMATION**





# SOILS MAP & PRODUCTIVITY INFORMATION



State: **Indiana**  
 County: **Jefferson**  
 Location: **26-4N-8E**  
 Township: **Graham**  
 Acres: **366.29**  
 Date: **3/5/2018**



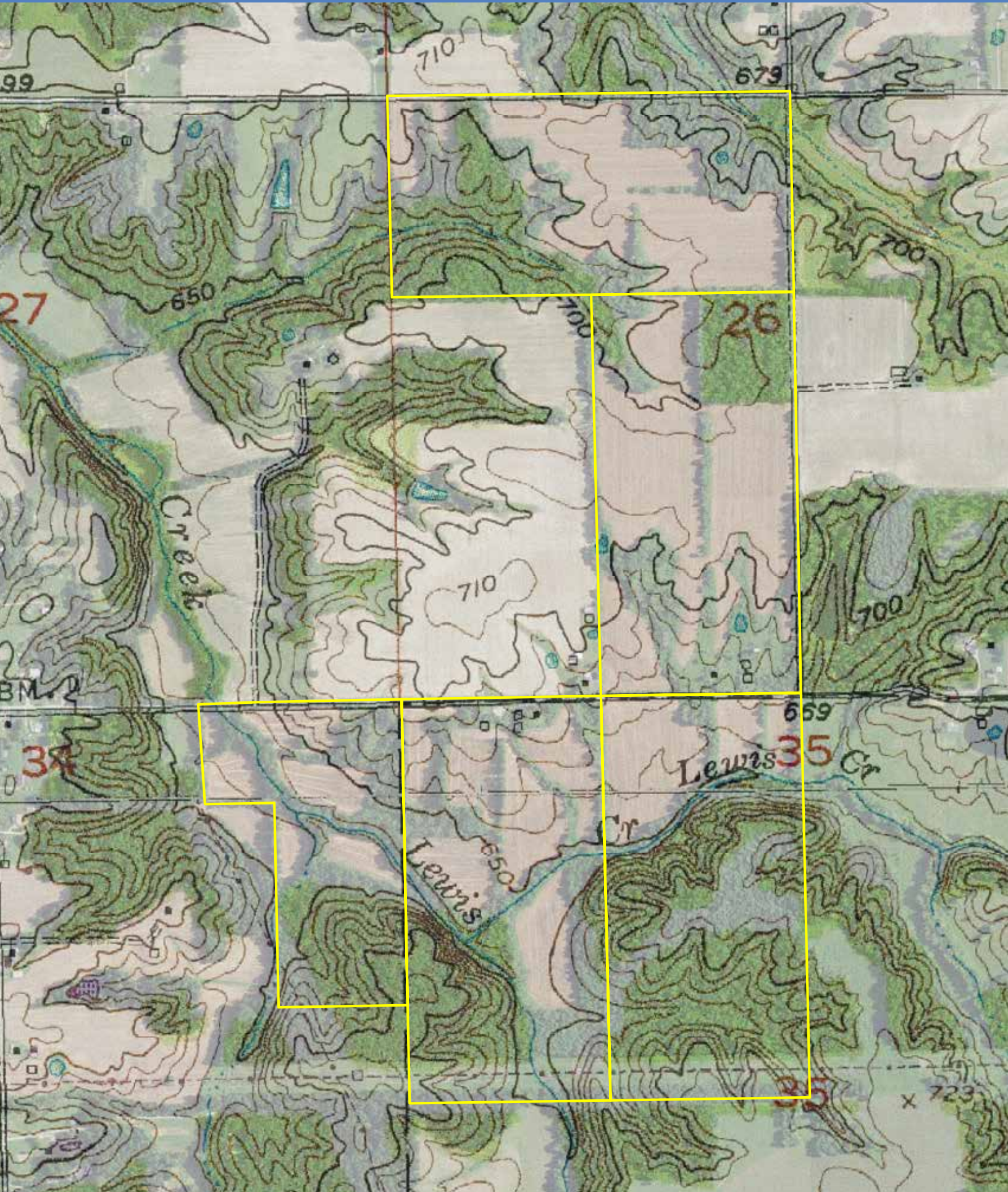
Area Symbol: IN077. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Soybeans	Winter wheat	Pasture	Tobacco	Alfalfa hay
Wt	Wirt silt loam, occasionally flooded	59.43	16.2%		IIw	110	4	39	54	7	2920	5
CnB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	53.32	14.6%		IIe	130	4	46	59	9	3120	6
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	33.59	9.2%		IIw	135	5	47	61	9	3150	7
HkC2	Hickory silt loam, 6 to 12 percent slopes, eroded	31.76	8.7%		IIIe	130	4	46	65	9		
AvA	Avonburg silt loam, 0 to 2 percent slopes	26.68	7.3%		IIw	145	5	49	64	10	2558	
Ho	Holton loam, occasionally flooded	19.35	5.3%		IIw	116	4	34	52	8	2377	
PkB	Pekin silt loam, 1 to 4 percent slopes, rarely flooded	19.19	5.2%		IIe	135	5	42	61	9		
RoB2	Nabb silt loam, 2 to 6 percent slopes, eroded	18.68	5.1%		IIe	130	4	45	57	8		
HkE	Hickory silt loam, 18 to 45 percent slopes	17.47	4.8%		VIIe							
HkC3	Hickory silt loam, 6 to 12 percent slopes, severely eroded	16.46	4.5%		IVe	125	4	44	63	8		
HkD2	Hickory silt loam, 12 to 18 percent slopes, eroded	15.49	4.2%		IVe	110	4	39	55	7		
Co	Cobbssfork silt loam, 0 to 1 percent slopes	13.71	3.7%		IIIw	135	5	42	54	9		
CnC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	10.52	2.9%		IVe	108	4	38	50	7	164	
HkD3	Hickory silt loam, 12 to 18 percent slopes, severely eroded	8.85	2.4%		VIe	105	4	37	53	7		
TtD3	Trappist silty clay loam, 12 to 25 percent slopes, severely eroded	5.45	1.5%		VIe	50	2	18	25	3		
TrD2	Trappist silt loam, 12 to 18 percent slopes, eroded	5.44	1.5%		IVe	60	2	21	30	4	1800	
TtC3	Trappist silty clay loam, 6 to 12 percent slopes, severely eroded	5.02	1.4%		IVe	65	2	23	33	4	2450	
DeC2	Deputy silt loam, 6 to 12 percent slopes, eroded	3.32	0.9%		IIIe	120	4	42	54	8		6
EKB	Elkinsville silt loam, 2 to 8 percent slopes, rarely flooded	2.56	0.7%		IIe	150	5	47	75	10	3490	8
<b>Weighted Average</b>						<b>116.4</b>	<b>4</b>	<b>40</b>	<b>54.3</b>	<b>7.7</b>	<b>1618.1</b>	<b>2.4</b>



# **TOPOGRAPHIC MAP**

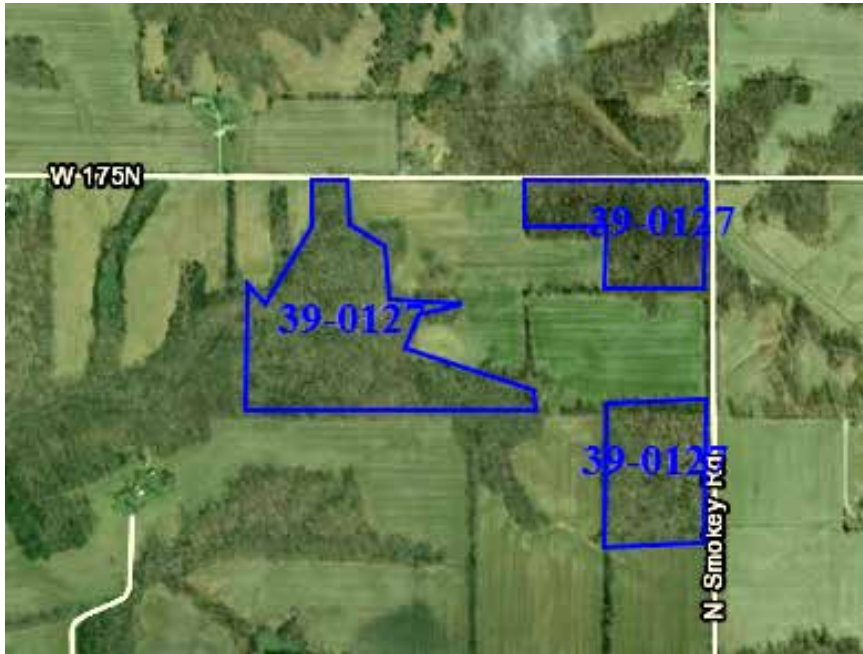
# TOPOGRAPHIC MAP



# **CLASSIFIED FOREST PROGRAM**

# CLASSIFIED FOREST PROGRAM

Aerials of the two classified areas:



## TRACTS 1 and 2

39-0127 contains land in auction parcels 1 & 2.

39-0127 was enrolled in the Classified Forest & Wildlands program in 1992.



## TRACTS 3, 4 and 5

31-0146 contains land in auction parcels 3, 4 & 5.

39-0146 was enrolled in the Classified Forest & Wildlands program in 2002.

Since all auction tracts contain classified land, all buyers will need to contact the district forester.

- If Tracts 1 & 2 or 3, 4 & 5 are purchased by the same Buyer(s), no additional paperwork is needed unless they want to remove land from the program. The Buyer(s) will still need to contact and meet with the district forester to develop a management plan.
- If the classified tracts are split, each Buyer will need to file a revised application provided the Buyer intends to keep the land in the program and has a minimum of 10 acres. The Buyer(s) will need to hire a surveyor to write a new description of the land (*this is done from an aerial photo not a ground survey*) and pay to have the paperwork recorded. The Buyer(s) will need to contact the district forester for the required paperwork and to schedule a day to meet.
- If any Buyer(s) must or wants to remove part or all of the classified land purchased, the Buyer(s) should contact the district forester for the paperwork. The Buyer(s) will need to pay 10 years of back taxes with 10 percent (10%) interest. A ballpark estimate of cost is \$100 per acre withdrawn plus a document recording fee.

# **FSA INFORMATION**

# FSA INFORMATION

INDIANA  
JEFFERSON  
Form: FSA-156EZ



FARM : 1193  
Prepared : Mar 2, 2018  
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

**Operator Name** : GREGORY J BRAUNER  
**Farms Associated with Operator** : 18-077-257, 18-077-283, 18-077-1193, 18-077-1194, 18-077-1266, 18-077-2519, 18-077-2713, 18-077-2760, 18-077-3690, 18-077-3727, 18-077-4044, 18-077-4050, 18-077-4117, 18-077-4312, 18-077-4403, 18-077-4593, 18-077-4703, 18-077-4808, 18-077-4823, 18-077-4927, 18-077-4943, 18-077-5027, 18-077-5029, 18-077-5030, 18-077-5054, 18-077-5197, 18-077-5239, 18-077-5310, 18-077-5311, 18-077-5372, 18-077-5375, 18-077-5417, 18-077-5418, 18-077-5449, 18-077-5450, 18-077-5457, 18-077-5470, 18-077-5493, 18-077-5537, 18-077-5575  
**CRP Contract Number(s)** : None

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
360.31	159.26	159.26	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acra Election	EWP	DCP Ag. Related Activity	
0.00	0.00	159.26	0.00		0.00		0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	49.80	0.00	0	120	
Soybeans	70.20	0.00	0	30	
<b>TOTAL</b>	<b>120.00</b>	<b>0.00</b>			

### NOTES

**Tract Number** : 318  
**Description** : C6 T 4 N R 8 E S 26  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : ALICE M DEAN  
**Other Producers** : GREGORY T BRAUNER

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.38	87.70	87.70	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	87.70	0.00	0.00	0.00	0.00	

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	24.60	0.00	0	120
Soybeans	34.60	0.00	0	30
<b>TOTAL</b>	<b>59.20</b>	<b>0.00</b>		



# FSA INFORMATION

**USDA Farm 1193 Tract 319**  
Administered by: Jefferson County, Indiana

Map prepared on: 1/23/2018  
200.93 Tract acres  
71.56 Cropland acres  
0 CRP acres

Source: Primarily USDA NAIP 2016 Imagery (2015 IL/CH); IDHS or Dynamap roads; FSA data 2018-01-23 08:56:26

Wetland Determination Identifiers:  
 ● Restricted Use  
 ▲ Limited Restrictions *Jefferson Co., IN*  
 ■ Exempt from Conservation Compliance Provisions

□ CRP  
 □ CLU



CLU	Acres	HEL	Contract	Prac	Yr	C I
1	0.86	N				Y
2	3.14	N				Y
3	4.63	H				Y
4	4.52	N				Y
5	1.73	N				Y
6	2.86	N				Y
7	5.21	N				Y
8	7.22	H				Y
9	7.08	N				Y
10	6.39	H				Y
11	11.91	N				Y
12	3.66	N				Y
13	2.51	N				Y
14	9.84	H				Y
15	0.54	U				N
16	125.58	U				N
17	3.25	U				N

0 225 450 675 900 Feet

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# FSA INFORMATION

**USDA Farm 1193 Tract 318**  
 Administered by: Jefferson County, Indiana

Map prepared on: 1/23/2018  
 159.38 Tract acres  
 87.7 Cropland acres  
 0 CRP acres

**Wetland Determination Identifiers:**  
 ● Restricted Use  
 ▲ Limited Restrictions *Jefferson Co., IN*  
 ■ Exempt from Conservation Compliance Provisions

□ CRP  
 ■ CLU

Source: Primarily USDA NAIP 2016 Imagery (2015 I/O/I); IDIIS or Dynamap roads; FSA data 2018-01-23 08:56:26



CLU	Acres	HEL	Contract	Prac	Yr	C I
1	4.81	N				Y
2	19.83	N				Y
3	14.01	N				Y
4	6.92	N				Y
5	17.93	N				Y
6	10.9	N				Y
8	9.62	U				N
9	32.06	U				N
10	12.14	U				N
12	0.68	H				Y
15	4.59	H				Y
16	0.73	U				N
17	2.24	H				Y
19	2.05	H				Y
21	2.86	H				Y
23	0.88	H				Y
24	17.13	U				N

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact NRCS.

# **TAX STATEMENTS**

# TAX STATEMENTS

Detach and return coupon with 1st installment payment

2018 - Jefferson County - 1st Installment

Printed: 3/2/2018

Deeded Owner: Dean Wallace & Alice

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2017 PAY 2018 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2018.

Acreage: 160.00

Location Address: 11608 W Henry Rd  
Deputy IN 47230

1st INSTALLMENT - A

STATE PARCEL NUMBER: 39-06-26-000-007.000-001



\*00039201717066524001\*

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Wallace & Alice Dean  
c/o Cathy L Clark  
5439 W 150 N  
Madison IN 47250

Delinquent after:

**May 10, 2018**

Property Taxes Due: \$1,432.17

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

LESS PAYMENTS: \$0.00

**Pay On Or Before**  
**May 10, 2018** **\$1,432.17**

Remit By Mail To: JEFFERSON COUNTY TREASURER  
JEFFERSON COUNTY TREASURER  
300 E MAIN ST  
MADISON IN 47250

00003920171706652400010000001432175

Detach and return coupon with 2nd installment payment

2018 - Jefferson County - 2nd Installment

Printed: 3/2/2018

Deeded Owner: Dean Wallace & Alice

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2017 PAY 2018 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2018.

Acreage: 160.00

Location Address: 11608 W Henry Rd  
Deputy IN 47230

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 39-06-26-000-007.000-001



\*00039201717066524002\*

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Wallace & Alice Dean  
c/o Cathy L Clark  
5439 W 150 N  
Madison IN 47250

Delinquent after:

**November 13, 2018**

Property Taxes Due: \$1,432.17

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

LESS PAYMENTS: \$0.00

**Pay On Or Before**  
**November 13, 2018** **\$1,432.17**

Remit By Mail To: JEFFERSON COUNTY TREASURER  
JEFFERSON COUNTY TREASURER  
300 E MAIN ST  
MADISON IN 47250

00003920171706652400020000001432173

LEGAL DESCRIPTION: 004-00804-00 \$1/2 NW 26-4-8 80A 80A 42 65A CF 4-33-6 11608 W HENRY RD

**NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.**

TAXPAYER NAME: Wallace & Alice Dean

PROPERTY NUMBER 39-06-26-000-007.000-001

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, 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.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

**For Questions Concerning Tax Amounts, Please call the County Treasurer's office at 812/265-8910**

Mailed payments must have a Postal Service postmark on or before the due date printed on the front of the statement. The payment envelope must be properly addressed and must have sufficient postage.

**Thank You For Your Payment.**

**Your Cancelled Check Will Serve As Your Receipt.**

**Treasurer's Office Hours: 8:00 AM-4:00 PM Monday-Friday.**

**PARTIAL TAX PAYMENTS WILL BE ACCEPTED. ALL PENALTIES WILL APPLY**

To notify this office of any ADDRESS CHANGE, check the box on the front of the payment coupon and complete and sign the form, which appears on the reverse side of the payment coupon. To ensure prompt posting of your tax payment, please detach and return the payment coupon with your check.

**Thank you for your cooperation**

**Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.**

# TAX STATEMENTS

STATE FORM 53569 (R11/12-15)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2016

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1-22-8-1

## 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 farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<b>Taxpayer Name</b>	<b>Property Address</b>	<b>Date of Notice</b>	<b>Parcel Number</b>	<b>Taxing District</b>
Wallace & Alice Dean	11608 W Henry Rd Deputy IN 47230	03/02/2018	39-06-26-000-007.000-001	001-GRAHAM TWP
		<b>Legal Description:</b> 004-00604-00 S1/2 NW 26-4-8 80A 80A 4-33-6	11608 W HENRY RD	42.65A CF

**Spring installment due on or before May 10, 2018 and  
Fall installment due on or before November 13, 2018.**

**TABLE 1: SUMMARY OF YOUR TAXES**

ASSESSED VALUE AND TAX SUMMARY	2016 pay 2017	2017 pay 2018
1a. Gross assessed value of homestead property (capped at 1%)	\$ 0	\$ 0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 175,500	\$ 166,000
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 5,600	\$ 5,600
<b>2. Equals total gross assessed value of property</b>	<b>\$ 181,100</b>	<b>\$ 171,600</b>
2a. Minus deductions (see Table 5 below)	\$ 0	\$ 0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$ 181,100</b>	<b>\$ 171,600</b>
3a. Multiplied by your local tax rate	1.5705	1.6692
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$ 2,844.18</b>	<b>\$ 2,864.34</b>
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	\$ 0.00	\$ 0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$ 2,844.18</b>	<b>\$ 2,864.34</b>

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

**TABLE 2: PROPERTY TAX CAP INFORMATION**

	2017	2018
Property tax cap (1%, 2%, or 3%, depending upon combination of property types) <sup>1</sup>	\$ 3,678.00	\$ 3,488.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$ 0.00	\$ 0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$ 3,678.00</b>	<b>\$ 3,488.00</b>

**TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY**

TAXING AUTHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 2018	TAX DIFFERENCE 2017-2018	PERCENT DIFFERENCE
COUNTY	0.6676	0.6876	\$1,209.03	\$1,179.92	\$(29.11)	(2.41)%
TOWNSHIP	0.0577	0.0612	\$104.49	\$105.02	\$0.53	0.51%
SCHOOL DISTRICT	0.7376	0.8092	\$1,335.80	\$1,388.58	\$52.78	3.95%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.0940	0.0970	\$170.23	\$166.45	\$(3.78)	(2.22)%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0136	0.0142	\$24.63	\$24.37	\$(0.26)	(1.06)%
<b>TOTAL</b>	<b>1.5705</b>	<b>1.6692</b>	<b>\$2,844.18</b>	<b>\$2,864.34</b>	<b>\$20.16</b>	<b>0.71%</b>

**TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY**

LEVYING AUTHORITY	2017	2018	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0%

**TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>3</sup>**

TYPE OF DEDUCTION	2017	2018
Homestead/Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. 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.

3. 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.

# TAX STATEMENTS

Detach and return coupon with 1st installment payment.

2018 - Jefferson County - 1st Installment

Printed: 3/2/2018

Deeded Owner: Dean Wallace & Alice

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2017 PAY 2018 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2018.

Acreage: 45.25

Location Address: 12005 W Henry Rd  
Deputy IN 47230

1st INSTALLMENT - A

STATE PARCEL NUMBER: 39-06-34-000-001.000-001



\*00039201704928580311\*

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Wallace & Alice Dean  
c/o Cathy L Clark  
5439 W 150 N  
Madison IN 47250

Delinquent after: **May 10, 2018**  
Property Taxes Due: \$386.42  
Other Charges (See Table 4) \$0.00  
Delinquent Tax: \$0.00  
Delinquent Penalty: \$0.00  
LESS PAYMENTS: \$0.00

**Pay On Or Before**  
**May 10, 2018** **\$386.42**

Remit By Mail To: JEFFERSON COUNTY TREASURER  
JEFFERSON COUNTY TREASURER  
300 E MAIN ST  
MADISON IN 47250

00003920170492858031010000000386428

Detach and return coupon with 2nd installment payment.

2018 - Jefferson County - 2nd Installment

Printed: 3/2/2018

Deeded Owner: Dean Wallace & Alice

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2017 PAY 2018 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2018.

Acreage: 46.25

Location Address: 12005 W Henry Rd  
Deputy IN 47230

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 39-06-34-000-001.000-001



\*00039201704928580312\*

Check here if a change of address is indicated on back of form

NAME AND ADDRESS OF TAXPAYER

Wallace & Alice Dean  
c/o Cathy L Clark  
5439 W 150 N  
Madison IN 47250

Delinquent after: **November 13, 2018**  
Property Taxes Due: \$386.42  
Other Charges (See Table 4) \$0.00  
Delinquent Tax: \$0.00  
Delinquent Penalty: \$0.00  
LESS PAYMENTS: \$0.00

**Pay On Or Before**  
**November 13, 2018** **\$386.42**

Remit By Mail To: JEFFERSON COUNTY TREASURER  
JEFFERSON COUNTY TREASURER  
300 E MAIN ST  
MADISON IN 47250

00003920170492858031020000000386428

LEGAL DESCRIPTION: 004-00716-00 NE NE 34-4-8 39.50AC 6.75AC (16.58A CF) 4-38-8 12029 W HENRY RD

**NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.**

TAXPAYER NAME: Wallace & Alice Dean

PROPERTY NUMBER 39-06-34-000-001.000-001

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deduction block in Table 5 on the TS-1, 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.

You must have sufficient funds in your checking account at the time we present your check to the bank or your tax payment is void.

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**Your Cancelled Check Will Serve As Your Receipt.**

**Treasurer's Office Hours: 8:00 AM-4:00 PM - Monday-Friday.**

**PARTIAL TAX PAYMENTS WILL BE ACCEPTED. ALL PENALTIES WILL APPLY**

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# TAX STATEMENTS

STATE FORM 53569 (R11/12-16)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2016

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-23-8.1

## 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 farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Property Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Wallace & Alice Dean	12005 W Henry Rd Deputy IN 47230	03/02/2018	39-06-34-000-001.000-001	001-GRAHAM TWP

Legal Description: 004-00716-00 NE NE 34-4-8 39.50AC 6.75AC  
(16.58A CF) 4-38-8 12029 W HENRY RD

**Spring installment due on or before May 10, 2018 and  
Fall installment due on or before November 13, 2018.**

### TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2016 pay 2017	2017 pay 2018
1a. Gross assessed value of homestead property (capped at 1%)	\$ 0	\$ 0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 48,000	\$ 46,300
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 0	\$ 0
<b>2. Equals total gross assessed value of property</b>	<b>\$ 48,000</b>	<b>\$ 46,300</b>
2a. Minus deductions (see Table 5 below)	\$ 0	\$ 0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$ 48,000</b>	<b>\$ 46,300</b>
3a. Multiplied by your local tax rate	1,5705	1,6692
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$ 753.84</b>	<b>\$ 772.84</b>
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	\$ 0.00	\$ 0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$ 753.84</b>	<b>\$ 772.84</b>

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) <sup>1</sup>	\$ 960.00	\$ 926.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$ 0.00	\$ 0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$ 960.00</b>	<b>\$ 926.00</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 2018	TAX DIFFERENCE 2017-2018	PERCENT DIFFERENCE
COUNTY	0.6676	0.6876	\$320.45	\$318.36	\$(2.09)	(0.65)%
TOWNSHIP	0.0577	0.0612	\$27.70	\$28.34	\$0.64	2.31 %
SCHOOL DISTRICT	0.7376	0.8092	\$354.05	\$374.66	\$20.61	5.82 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIBRARY	0.0940	0.0970	\$45.11	\$44.91	\$(0.20)	(0.44)%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0136	0.0142	\$6.53	\$6.57	\$0.04	0.61 %
<b>TOTAL</b>	<b>1.5705</b>	<b>1.6692</b>	<b>\$753.84</b>	<b>\$772.84</b>	<b>\$19.00</b>	<b>2.52 %</b>

### TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2017	2018	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0 %

### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>3</sup>

TYPE OF DEDUCTION	2017	2018
Homestead/Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. 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.

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# TAX STATEMENTS

Detach and return coupon with 1st installment payment

## 2018 - Jefferson County - 1st Installment

Printed: 3/2/2018

Deeded Owner: Dean Wallace & Alice Marie Guardianship: Clark Cathy & Dean Mike

**IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2017 PAY 2018 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES ASSESSED UNDER IC 6-1.1-7, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2018.**

Acreage: 180.00

Location Address: 11845 W Henry Rd  
Deputy IN 47230

1st INSTALLMENT - A

STATE PARCEL NUMBER: 39-06-35-000-004.000-011



\*00039201709719141091\*

Check here if a change of address is indicated on back of form:

NAME AND ADDRESS OF TAXPAYER

Wallace & Alice Marie Dean  
c/o Cathy L Clark  
5439 W 150 N  
Madison IN 47250

Delinquent after: **May 10, 2018**  
Property Taxes Due: \$1,413.06  
Other Charges (See Table 4) \$0.00  
Delinquent Tax: \$0.00  
Delinquent Penalty: \$0.00  
LESS PAYMENTS: \$0.00

**Pay On Or Before**  
**May 10, 2018** **\$1,413.06**

Remit By Mail To: JEFFERSON COUNTY TREASURER  
JEFFERSON COUNTY TREASURER  
300 E MAIN ST  
MADISON IN 47250

0000392017097191410901000001413067

Detach and return coupon with 2nd installment payment

## 2018 - Jefferson County - 2nd Installment

Printed: 3/2/2018

Deeded Owner: Dean Wallace & Alice Marie Guardianship: Clark Cathy & Dean Mike

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Acreage: 180.00

Location Address: 11845 W Henry Rd  
Deputy IN 47230

2nd INSTALLMENT - B

STATE PARCEL NUMBER: 39-06-35-000-004.000-011



\*00039201709719141092\*

Check here if a change of address is indicated on back of form:

NAME AND ADDRESS OF TAXPAYER

Wallace & Alice Marie Dean  
c/o Cathy L Clark  
5439 W 150 N  
Madison IN 47250

Delinquent after: **November 13, 2018**  
Property Taxes Due: \$1,413.06  
Other Charges (See Table 4) \$0.00  
Delinquent Tax: \$0.00  
Delinquent Penalty: \$0.00  
LESS PAYMENTS: \$0.00

**Pay On Or Before**  
**November 13, 2018** **\$1,413.06**

Remit By Mail To: JEFFERSON COUNTY TREASURER  
JEFFERSON COUNTY TREASURER  
300 E MAIN ST  
MADISON IN 47250

0000392017097191410902000001413065

LEGAL DESCRIPTION: 007-00057-00 W1/2 NW 35-4-B 158AC FT NW 35-4-B 2AC (87.54A CF) 7-5-1 & 2 11845 W HENRY RD

**NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR PROPERTY TAX.**

TAXPAYER NAME: Wallace & Alice Marie Dean

PROPERTY NUMBER 39-06-35-000-004.000-011

The validity of the tax - The time at which the tax is payable or any subsequent proceeding instituted for the collection of the tax is not affected by the failure of a person to receive his tax bill.

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**Your Cancelled Check Will Serve As Your Receipt.**

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**PARTIAL TAX PAYMENTS WILL BE ACCEPTED. ALL PENALTIES WILL APPLY**

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# TAX STATEMENTS

STATE FORM 53569 (R11/12-16)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2016

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## 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 farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at [www.budgetnotices.in.gov](http://www.budgetnotices.in.gov).

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Property Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Wallace & Alice Marie Dean	11845 W Henry Rd Deputy IN 47230	03/02/2018	39-06-35-000-004.000-011	011-REPUBLICAN TWP
Legal Description: 007-00057-00 W1/2 NW 35-4-8 158AC PT NW 35-4-8 2AC (87.54A CF) 7-5-1 & 2 11845 W HENRY RD				

**Spring installment due on or before May 10, 2018 and  
Fall installment due on or before November 13, 2018.**

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2016 pay 2017	2017 pay 2018
1a. Gross assessed value of homestead property (capped at 1%)	\$ 46,000	\$ 0
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 99,000	\$ 140,600
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 700	\$ 700
<b>2. Equals total gross assessed value of property</b>	<b>\$ 145,700</b>	<b>\$ 141,300</b>
2a. Minus deductions (see Table 5 below)	\$ (46,520)	\$ 0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$ 99,180</b>	<b>\$ 141,300</b>
3a. Multiplied by your local tax rate	1,9927	2.0163
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$ 1,976.36</b>	<b>\$ 2,849.04</b>
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	\$ (22.92)
4c. Minus savings due to over 65 circuit breaker credit	\$ 0.00	\$ 0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$ 1,976.36</b>	<b>\$ 2,826.12</b>

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) <sup>1</sup>	\$ 2,461.00	\$ 2,833.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$ 0.00	\$ 0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$ 2,461.00</b>	<b>\$ 2,833.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 2018	TAX DIFFERENCE 2017-2018	PERCENT DIFFERENCE
COUNTY	0.6676	0.6876	\$662.12	\$971.58	\$309.46	46.74 %
TOWNSHIP	0.0991	0.1035	\$98.29	\$146.25	\$47.96	48.79 %
SCHOOL DISTRICT	1.1184	1.1140	\$1,109.23	\$1,574.09	\$464.86	41.91 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIBRARY	0.0940	0.0970	\$93.23	\$137.06	\$43.83	47.01 %
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0136	0.0142	\$13.49	\$20.06	\$6.57	48.70 %
<b>TOTAL</b>	<b>1.9927</b>	<b>2.0163</b>	<b>\$1,976.36</b>	<b>\$2,849.04</b>	<b>\$872.68</b>	<b>44.16 %</b>

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2017	2018	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>3</sup>

TYPE OF DEDUCTION	2017	2018
Homestead/Standard	\$27,600	\$0
Supplemental Standard	\$6,440	\$0
Mortgage		
Blind/Disabled	\$12,480	\$0
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$46,520</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. 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.

3. 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.



# PROPERTY PHOTOS











TRACT 1









TRACT 4

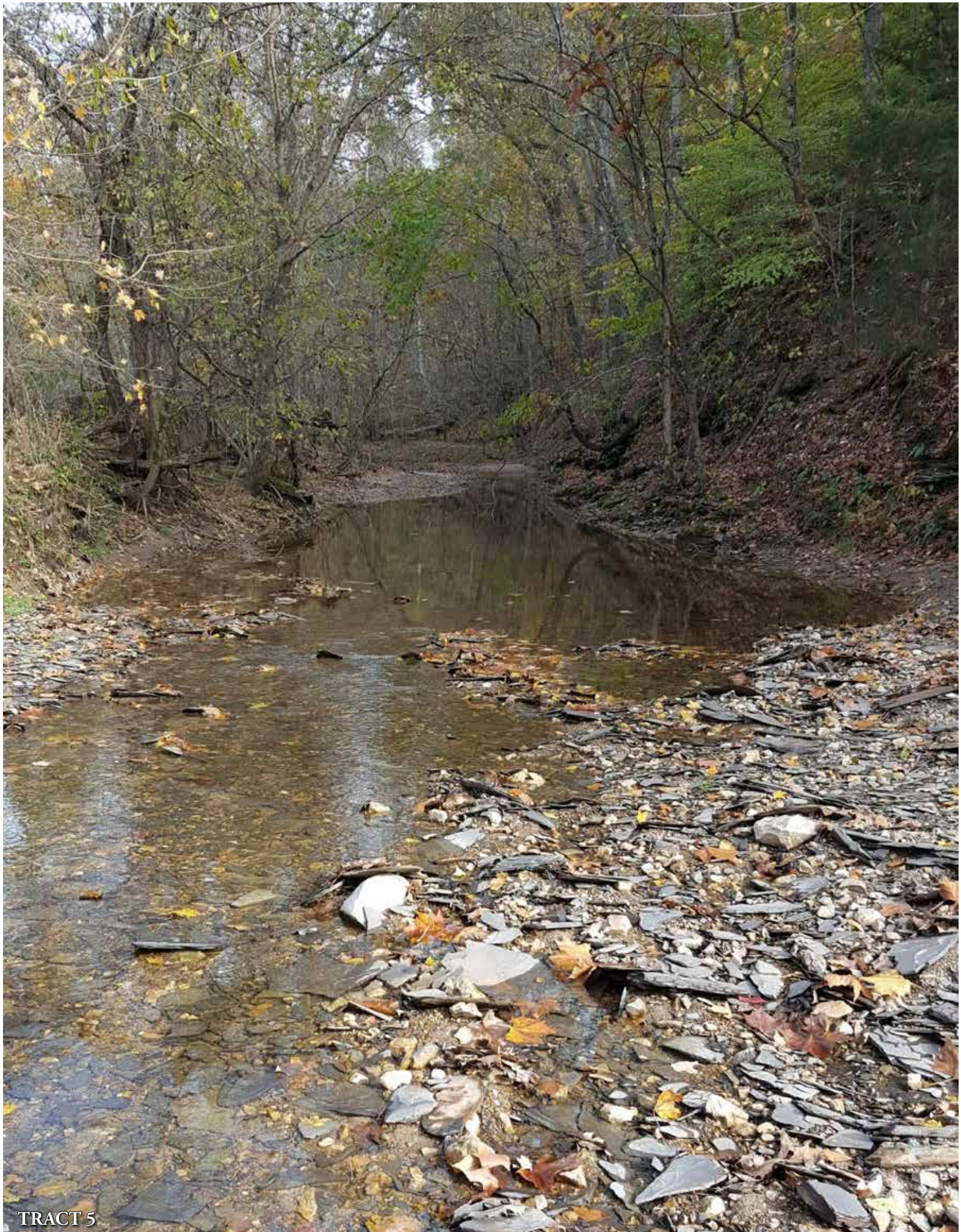


TRACT 4











HARVESTED FROM PROPERTY: NOVEMBER 23, 2017



SCORE: 161½





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