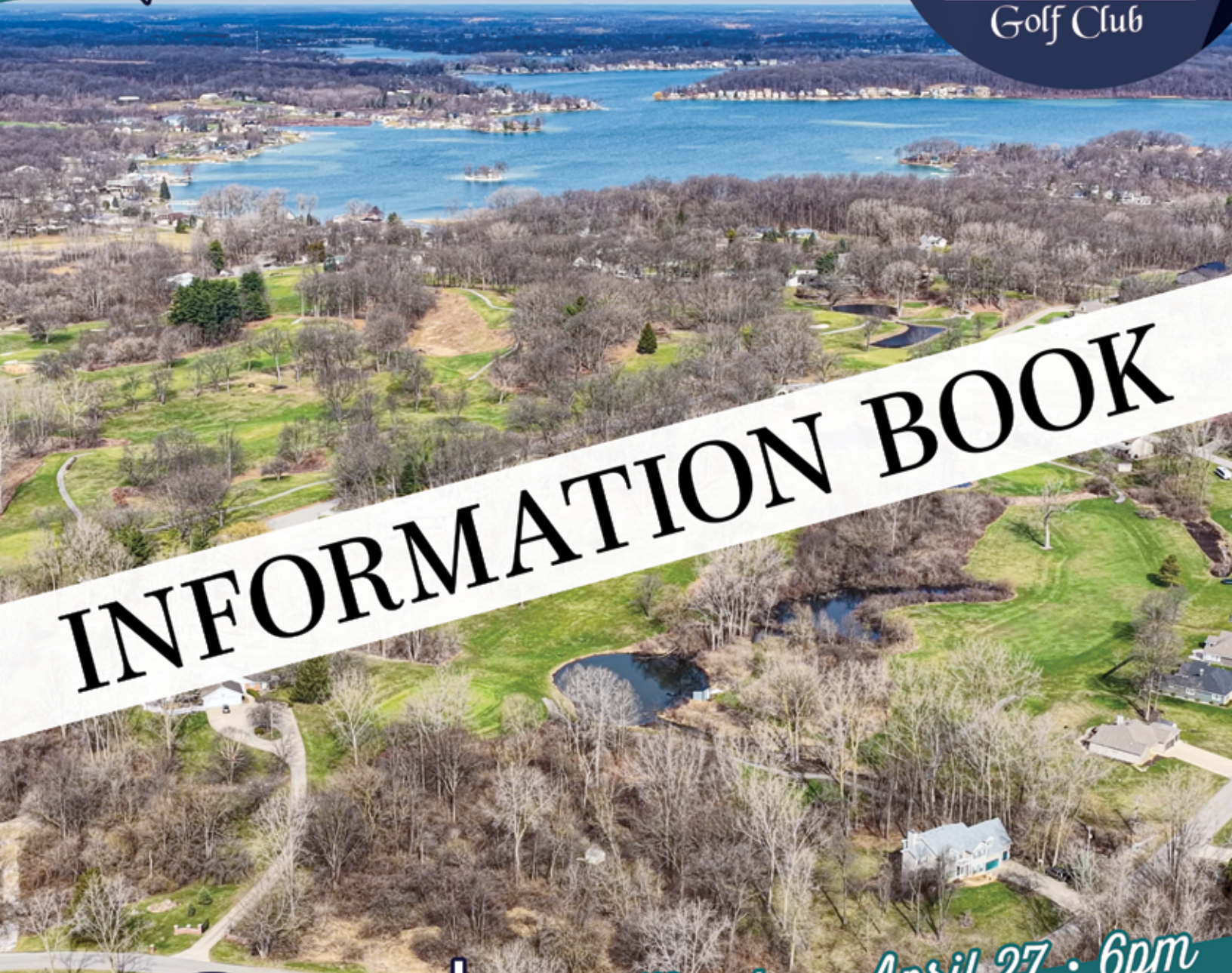


Steuben County - Angola, IN

Auction



Lake James
Golf Club



INFORMATION BOOK

127[±] acres

Monday, April 27 • 6pm

Offered in 14 Tracts or Combinations
Plus 1 Equipment Tract

- Single Elevated Scenic Potential Building Sites
- Combinations for Potential Group Packages
- Add on Land Tracts for Adjacent Owners
- The Complete Golf Course Package With Equipment!!
(Mulligan's Restaurant & Pub is Not Part of This Sale!!)



260.749.0445 • 866.340.0445

www.SchraderFortWayne.com • www.SchraderAuction.com

2% Buyer's Premium

 ONLINE BIDDING AVAILABLE

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLERS: Lake James Golf Course, LLC



SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC
7009 N River Rd, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
www.SchraderFortWayne.com • www.SchraderAuction.com

AUCTION MANAGERS: Jerry W. Ehle • 260.410.1996 #AU19300123, #RB14044208
Michael L. Roy • 260.437.5428 #AU08602044, #RB14049188

#LC20700176, #AC63001504

BOOKLET INDEX

• REGISTRATION FORMS	PAGE 4
• TERMS & CONDITIONS	PAGE 9
• LOCATION & TRACT MAPS	PAGE 11
• SOILS MAP	PAGE 15
• TOPOGRAPHY MAP	PAGE 17
• SEWER DISTRICT MAP	PAGE 19
• GOLF HOLE MAP	PAGE 21
• EQUIPMENT LIST	PAGE 23
• COUNTY TAX INFORMATION	PAGE 25
• PHOTOS	PAGE 61



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

MONDAY, APRIL 27, 2026

127± ACRES – STEUBEN COUNTY, 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,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Monday, April 20, 2026.

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
127± Acres • Steuben County, Indiana
Monday, April 26, 2026

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 Monday, April 27, 2026 at 6:00 PM (EST).
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) 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; email: auctions@schraderauction.com

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, Monday, April 20, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

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 260-244-7606.

TERMS & CONDITIONS

TERMS & CONDITIONS

The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, & all tracts as a whole (subject to "swing tract" limitations, if applicable). "Swing" Tract Limitations: Swing Tracts can only be bid on by an adjacent landowner or in combination with a tract or combination of tracts with road access.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 15 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 127± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

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, & 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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in May of 2027 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

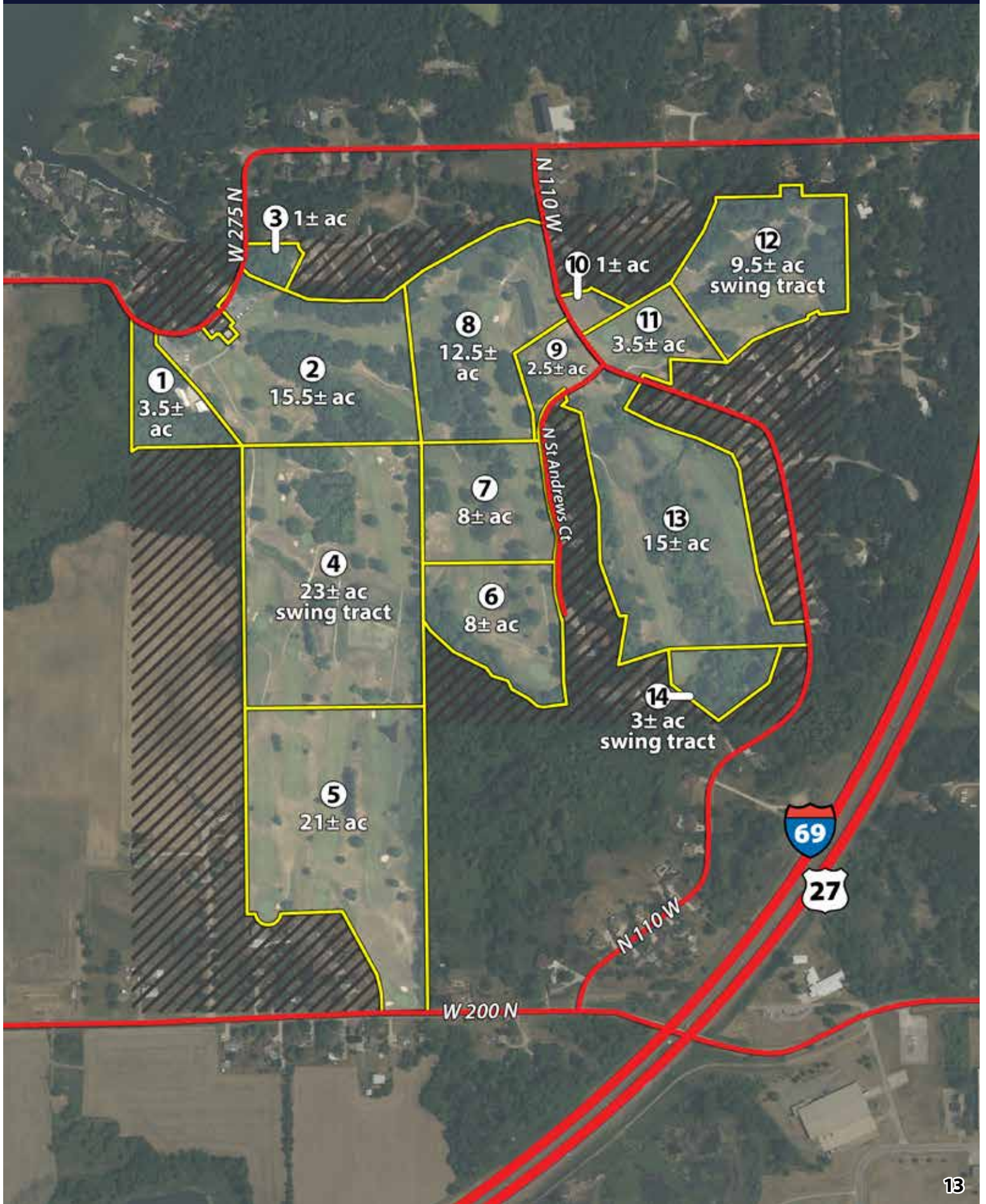
LOCATION & TRACT MAPS

LOCATION MAP



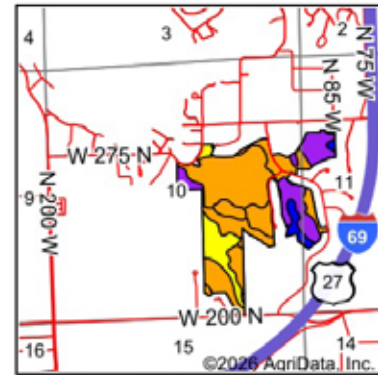
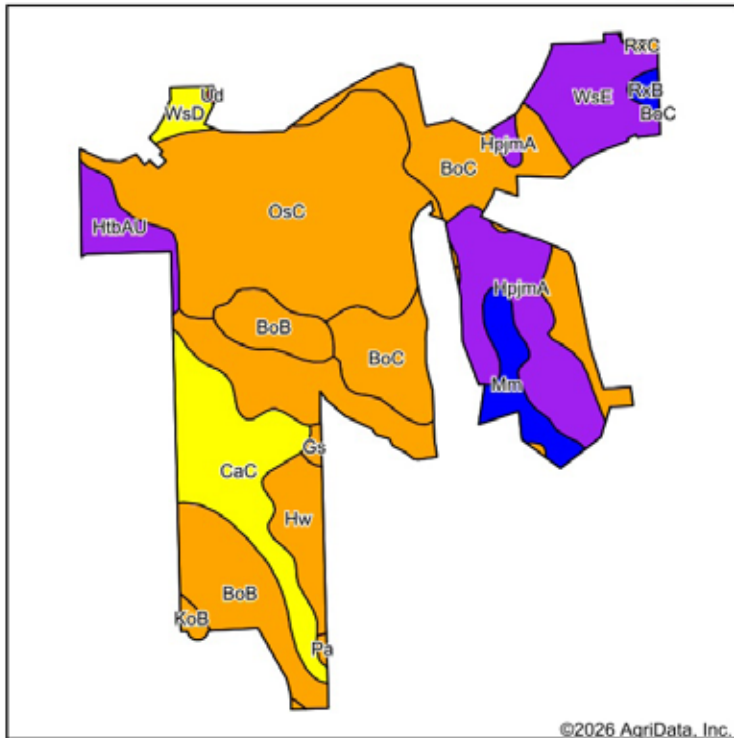
Auction Location: Steuben County Event Center, 100 Lane 101 B, Crooked Lake, Angola, IN 46703
Property Location: Lake James Golf Course, 1575 W 275 N, Angola, IN 46703

TRACT MAP



SOILS MAP

SOILS MAP



State: **Indiana**
 County: **Steuben**
 Location: **10-37N-13E**
 Township: **Pleasant**
 Acres: **129.3**
 Date: **2/10/2026**

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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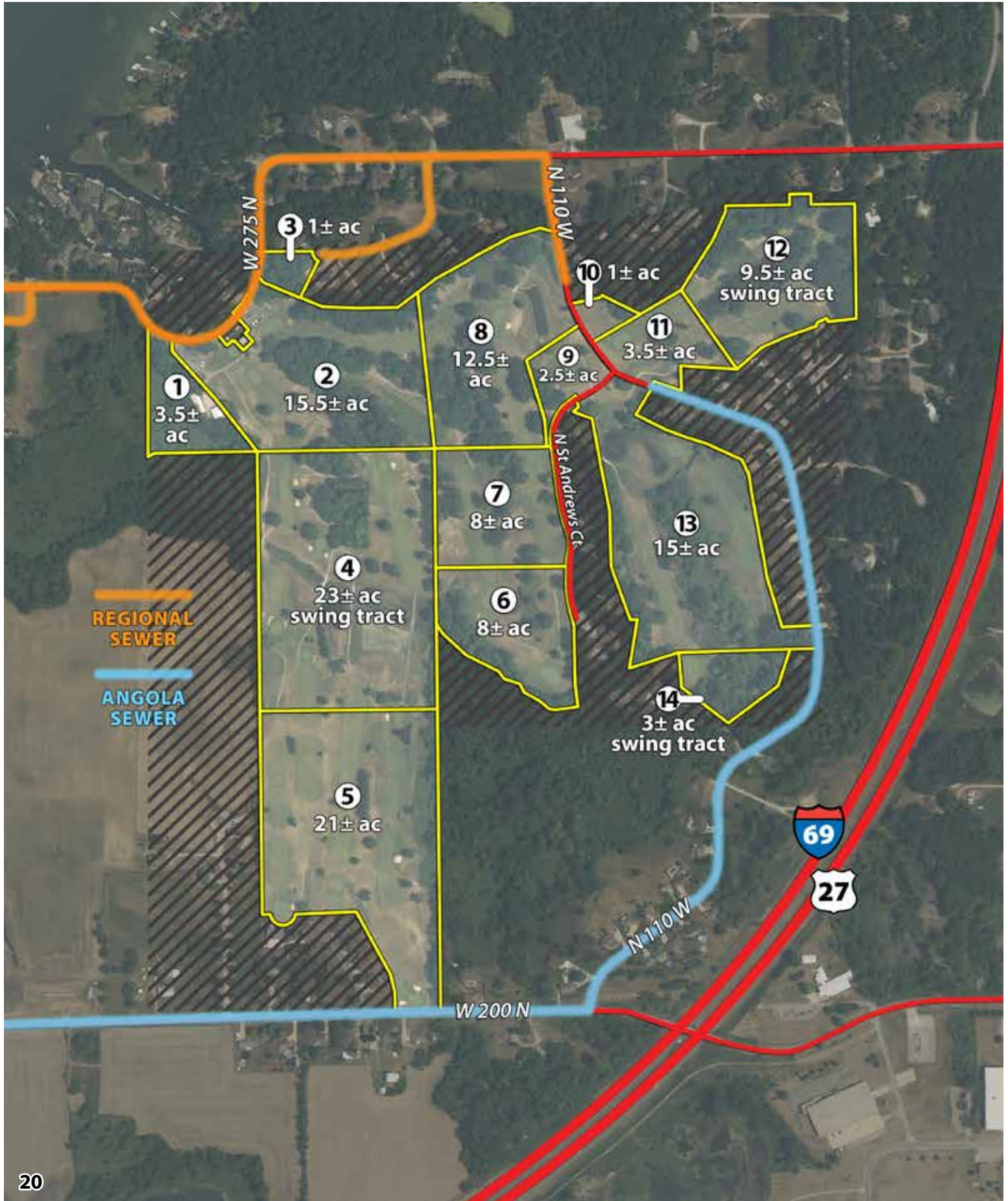
Soils data provided by USDA and NRCS.

Area Symbol: IN151, Soil Area Version: 28													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
OsC	Oshtemo-Kosciusko-Riddles complex, 4 to 12 percent slopes	36.83	28.5%		IIIe	84	12		3		6	30	42
BoC	Boyer-Ormas loamy sands, 6 to 12 percent slopes	19.33	14.9%		IIIe	79	12		3		5	28	40
Hw	Houghton muck, drained	13.62	10.5%		IIIw	159			5		11	42	64
CaC	Casco gravelly sandy loam, 6 to 12 percent slopes	13.42	10.4%		IVe	55	14		2		4	19	28
BoB	Boyer-Ormas loamy sands, 0 to 6 percent slopes	13.08	10.1%		IIIs	88	14		3		6	31	44
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	12.55	9.7%		Vw	8				1		2	3
WsE	Wawasee loam, 18 to 25 percent slopes	8.43	6.5%		VIe	105			4		7	37	53
Mm	Millgrove loam	4.35	3.4%		IIw	175	22		6		12	49	70
HtbAU	Houghton muck, undrained, 0 to 1 percent slopes	3.83	3.0%		Vw								
WsD	Wawasee loam, 12 to 18 percent slopes	1.60	1.2%		IVe	120	18		4		8	42	60
RxB	Riddles sandy loam, 1 to 6 percent slopes	0.71	0.5%		IIe	143			5	9		49	58
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	0.65	0.5%		IIIe	110	17		4		7	39	55
Gs	Granby variant loamy sand	0.41	0.3%		IIIw	110	21					19	
Pa	Palms muck, drained	0.20	0.2%		IIIw	155	22		5		10	40	62
RxC	Riddles sandy loam, 6 to 12 percent slopes	0.20	0.2%		IIIe	130	18		4		9	46	65
Ud	Udorthents, loamy	0.09	0.1%		VIII								
Weighted Average						3.53	84.2	9.3	2.9	0.1	5.7	27.7	39.7

TOPOGRAPHY CONTOURS MAP

SEWER DISTRICT MAP

SEWER DISTRICT MAP



GOLF HOLE MAP

GOLF HOLE MAP



EQUIPMENT LIST

EQUIPMENT LIST

LAKE JAMES EQUIPMENT LIST				
	2017	Massey Ferguson Tractor w / Loader	60 HP	
		Lastec Articlator		
	2016	Toro Groundsmaster	4300	
	2012	Toro Reelmaster	5410	
	2012	Toro Reelmaster	5210	
		Toro Greensmaster	3100	GREENS
		Toro Greensmaster	3050	TEES
		John Deere Por Gator 2020 w / Sprayer		
		John Deere 1200 bunker machine		
		Toro Groundsmaster	328	
		w/ Toro blower attachment		
	2012	Dakota 410 TopDresser		
	2018	Buffalo Blower		
		Toro Workman 3200		
		Ditch Witch Trencher		
		EZ - GO Workhorse	<i>not running</i>	
		Club Car Carryall	<i>not running</i>	
		Yamaha Golf Cart	GAS	
		Sicle Mower		
	2	Toro 3100	PARTS MOWERS	
	2012	EZ-GO MPT 1200		
	2018	Cushman Hauler 1200		
56	2021	EZ-GO ELITE W/ LITHIUM BATTERY		
		GOLF CARTS		

COUNTY TAX INFORMATION

COUNTY TAX INFO - TR 1, 2, 8 & 9

1/30/26, 2:05 PM

Beacon - Steuben County, IN - Parcel Report: 760610000002000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-002 000-011 2025 f-11 9.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID	760610000002000011
Reference #	0610000002 00013
Property Address	1575 W 275 N Angola, IN, 46703
Brief Legal Description	PT S1/2 NE1/4 Sec 10 27.71A (Note: Not to be used on legal documents)
Instrument Nbr	N/A
Doc Nbr	N/A
Class	COMMERCIAL GOLF COURSE
Tax District	Pleasant Township
Tax Rate Code	978406 - ADV TAX RATE
Property Type	67 - Commercial
Acreage	27.71

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

LGCLLC
1645 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County:	Steuben
Township:	PLEASANT TOWNSHIP
State District:	011 PLEASANT TOWNSHIP
Local District:	13
School Corp:	M.S.D. STEUBEN COUNTY
Neighborhood:	134234-011 COMM/IND - UNPLATTED 011

Site Description - Assessor's Office

Topography:	Rolling
Public Utilities:	Electricity, Gas
Street or Road:	Paved
Area Quality:	
Parcel Acreage:	127.71

COUNTY TAX INFO - TR 1, 2, 8 & 9

1/30/26, 2:05 PM

Beacon - Steuben County, IN - Parcel Report: 76061000002000011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Primary Commercial/Indust Land		0	0	1.0000	\$50,000.00	\$50,000.00	\$50,000.00	0%	\$50,000.00
Golf Course		0	0	126.7130	\$1,050.00	\$1,050.00	\$133,048.65	0%	\$133,050.00

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
C/I Building C 02	100	D	1936	1990	A	1.01	600	1	0
Barn, Pole (T3) C 03	100	C	1985	1985	A	1.01	3456	1	0
Golf Course, Regulation Play C 03	100	C	1936	1936	A	1.01	0	1	0
Barn, Pole (T3) C 03	100	C	1997	1997	A	1.01	2300	1	0
Paving C 03	100	C	1985	1985	A	1.01	28000	1	0
Barn, Pole (T3)	100	C	2018	2018	A	1.01	2300	1	0

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$183,100	\$183,100	\$183,100	\$178,100	\$167,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$183,100	\$183,100	\$183,100	\$178,100	\$167,100
Improvement	\$161,100	\$264,400	\$260,700	\$255,600	\$580,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$161,100	\$264,400	\$260,700	\$255,600	\$580,200
Total	\$344,200	\$447,500	\$443,800	\$433,700	\$747,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$344,200	\$447,500	\$443,800	\$433,700	\$747,300

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,963.83	\$1,962.94	\$1,923.15	\$3,486.09	\$3,262.25
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,963.83	\$1,962.94	\$1,923.15	\$3,486.09	\$3,262.25
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$27.71	\$27.71	\$27.71
			510-John Croxton - \$27.71	510-John Croxton - \$27.71	510-John Croxton - \$27.71
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,927.66	\$3,925.88	\$3,874.01	\$6,999.89	\$6,552.21

COUNTY TAX INFO - TR 1, 2, 8 & 9

1/30/26, 2:05 PM

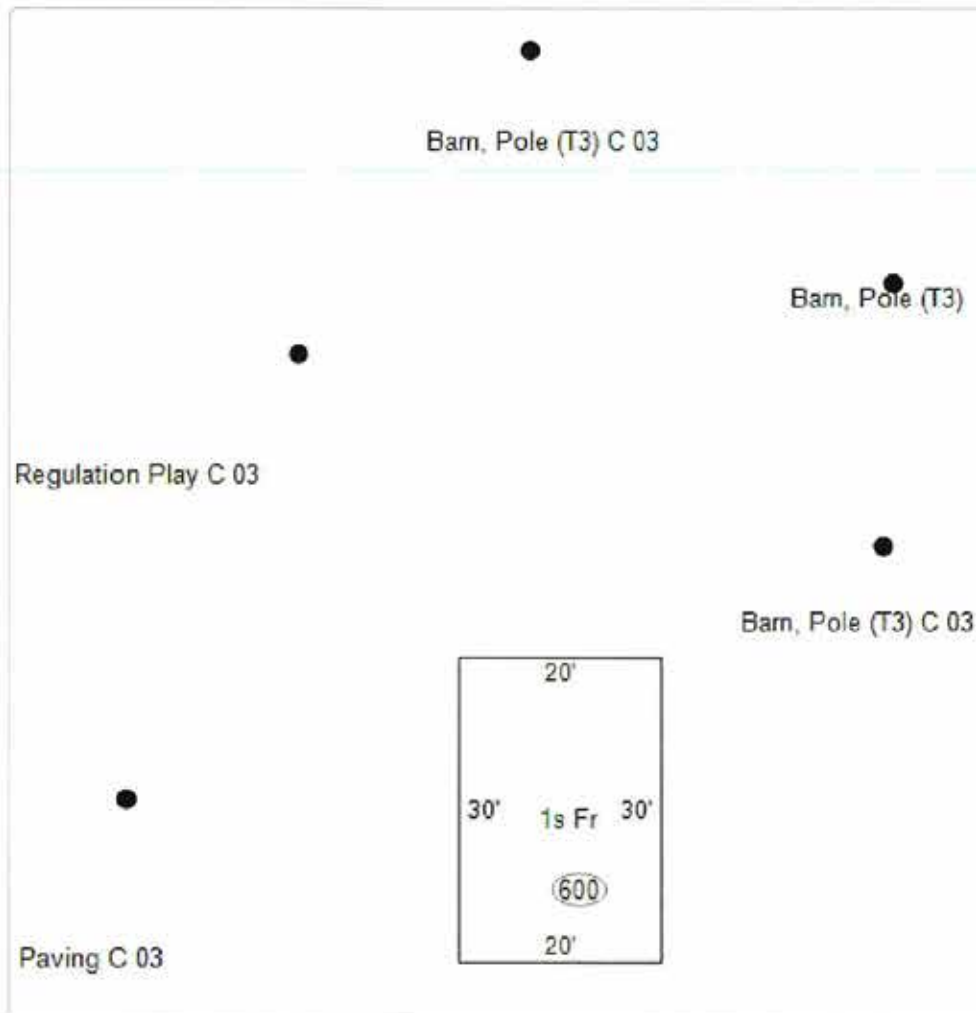
Beacon - Steuben County, IN - Parcel Report: 760610000002000011

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$3,927.66)	(\$3,925.80)	(\$3,874.01)	(\$6,999.09)	(\$6,552.21)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	1337993	11/3/2025	\$1,963.83
2024 Pay 2025	1322264	5/12/2025	\$1,960.83
2023 Pay 2024	1272582	11/1/2024	\$1,962.94
2023 Pay 2024	1256701	5/10/2024	\$1,962.94
2022 Pay 2023	1200277	11/9/2023	\$1,937.00
2022 Pay 2023	1198463	5/10/2023	\$1,937.01
2021 Pay 2022	1131527	11/9/2022	\$3,499.94
2021 Pay 2022	1102926	5/10/2022	\$3,499.95
2020 Pay 2021	1049104	11/10/2021	\$3,276.10
2020 Pay 2021	1075564	5/10/2021	\$3,276.11

Sketches - Assessor's Office



Documents - Recorder's Office

[View Documents for this Parcel \(requires DocuSign subscription\)](#)

COUNTY TAX INFO - TR 1, 2, 8 & 9

1/30/26, 2:05 PM

Beacon - Steuben County, IN - Parcel Report: 760610000002000011

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show All Owners
 Show Parcel ID on Label

Skip Labels

Map



No data available for the following modules: Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Residential - Assessor's Office, Transfer History - Auditor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Photos.

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Esri's ArcGIS

Government
SCHNEIDER
CORPORATION

COUNTY TAX INFO - TR 3

1/30/26, 2:11 PM

Beacon - Steuben County, IN - Parcel Report: 760610130114000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID 760610130114000011
Reference # 0610130114.00013
Property Address N/A
Brief Legal Description COUNTRY CLUB ESTATES LOT 30
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class RESIDENTIAL VACANT PLATTED LOT
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 82 - Residential
Acreage 0

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

[Lje LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 135201 COUNTRY CLUB ESTATES

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity, Gas
Street or Road: Unpaved
Area Quality:
Parcel Acreage: 1.006

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Front Lot		50	224	160x224	\$466.00	\$475.00	\$76,000.00	(100%)	\$0.00

COUNTY TAX INFO - TR 3

1/30/26, 2:11 PM

Beacon - Steuben County, IN - Parcel Report: 760610130114000011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
6/5/1991	LAKE JAMES GOLF ASSOC INC	0		\$0.00
1/2/1987	BECK BUELL REALTY INC	0		\$0.00
	LAKE JAMES COUNTRY CLUB INC.			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
			510-John Croxton - \$5.00	510-John Croxton - \$5.00	510-John Croxton - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$5.00)	(\$5.00)	(\$5.00)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1181356	5/10/2023	\$5.00
2021 Pay 2022	1120807	5/10/2022	\$5.00
2020 Pay 2021	1059394	5/10/2021	\$5.00

COUNTY TAX INFO - TR 3

1/30/26, 2:11 PM

Beacon - Steuben County, IN - Parcel Report: 760610130114000011

Documents - Recorder's Office

[View Documents for this Parcel \(requires Docspic.com subscription\)](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the .xlsx, .csv or .tab download formats.

Download

Map



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COUNTY TAX INFO - TR 4 & 5

1/30/26, 2:08 PM

Beacon - Steuben County, IN - Parcel Report: 760610000027000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-027.000-011 2025 f-11 9.pdf \(PDF\)](#)

Tax Payments

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[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID	760610000027000011
Reference #	0610000027.00013
Property Address	W 200 N Angola, IN, 46703
Brief Legal Description	E PT W1/2 SE1/4 SEC 10 43.65A (Note: Not to be used on legal documents)
Instrument Nbr	N/A
Doc Nbr	N/A
Class	COMMERCIAL GOLF COURSE
Tax District	Pleasant Township
Tax Rate Code	97B405 - ADV TAX RATE
Property Type	67 - Commercial
Acreage	43.65

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

[LJG LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County:	Steuben
Township:	PLEASANT TOWNSHIP
State District:	011 PLEASANT TOWNSHIP
Local District:	13
School Corp:	M.S.D. STEUBEN COUNTY
Neighborhood:	134234-011 COMM/IND - UNPLATTED 011

Site Description - Assessor's Office

Topography:	Rolling
Public Utilities:	Electricity, Gas
Street or Road:	Paved
Area Quality:	
Parcel Acreage:	43.65

COUNTY TAX INFO - TR 4 & 5

1/30/26, 2:06 PM

Beacon - Steuben County, IN - Parcel Report: 760610000027000011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	24.6500	\$1,050.00	\$1,050.00	\$25,882.50	0%	\$25,880.00
Golf Course		0	0	19	\$1,050.00	\$1,050.00	\$19,950.00	0%	\$19,950.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Transfer History - Auditor's Office

Date	From	To	Instrument	Book	Page	Doc #
12/30/2021						2112-0802

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$45,800	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$45,800	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$45,800	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$45,800	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$43.65	\$43.74	\$43.74
			510-John Croxton - \$43.65	510-John Croxton - \$43.74	510-John Croxton - \$43.74
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$43.65	\$43.74	\$43.74
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$43.65)	(\$43.74)	(\$43.74)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFO - TR 4 & 5

1/30/26, 2:06 PM

Beacon - Steuben County, IN - Parcel Report: 760610000027000011

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1209488	11/9/2023	\$21.82
2022 Pay 2023	1173636	5/10/2023	\$21.83
2021 Pay 2022	1110375	11/9/2022	\$21.87
2021 Pay 2022	1148493	5/10/2022	\$21.87
2020 Pay 2021	1085653	11/10/2021	\$21.87
2020 Pay 2021	1056693	5/10/2021	\$21.87

Documents - Recorder's Office

[View Documents for this Parcel \(requires Dataopolis subscription\)](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the vloc, csv or tab download formats.

Download

Map



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COUNTY TAX INFO - TR 6 & 7

1/30/26, 2:07 PM

Beacon - Steuben County, IN - Parcel Report: 760610000030000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-030,000-011 2025 F-11_9.pdf \(PDF\)](#)

Tax Payments

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Summary - Auditor's Office

Parcel ID 760610000030000011
Reference # 0610000030,00013
Property Address 1445 W 275 N
Angola, IN, 46703
Brief Legal Description PT W1/2 E1/2 SE1/4 Sec 10 14.391A
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 14.391

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

[Ljic LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity, Gas
Street or Road: Paved
Area Quality:
Parcel Acreage: 14.391

COUNTY TAX INFO - TR 6 & 7

1/30/26, 2:07 PM

Beacon - Steuben County, IN - Parcel Report: 760610000030000011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	14.391	\$1,050.00	\$1,050.00	\$15,110.55	0%	\$15,110.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$15,100	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$15,100	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$15,100	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$15,100	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$14.39	\$14.39	\$14.39
			510-John Croxton - \$14.39	510-John Croxton - \$14.39	510-John Croxton - \$14.39
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$14.39	\$14.39	\$14.39
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$14.39)	(\$14.39)	(\$14.39)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY TAX INFO - TR 6 & 7

1/30/26, 2:07 PM

Beacon - Steuben County, IN - Parcel Report: 76061000003000011

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1168925	5/10/2023	\$14.39
2021 Pay 2022	1116539	5/10/2022	\$14.39
2020 Pay 2021	1096652	5/10/2021	\$14.39

Documents - Recorder's Office

[View Documents for this Parcel \(requires Docpop\(tm\) subscription\)](#)

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the .xlsx, .csv or .tab download formats.

Download

Show All Owners

Show Parcel ID on Label

Skip Labels

0

Map



No data available for the following modules: Assessment - Appeals Process, Summary - Auditor's Office (Pers Prop), Residential - Assessor's Office, Improvements - Assessor's Office, Transfer History - Auditor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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COUNTY TAX INFO - TR 6-9

1/30/26, 2:10 PM

Beacon - Steuben County, IN - Parcel Report: 760610000034000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-034.000-011 2025 f-11_9.pdf \(PDF\)](#)

Tax Payments

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[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID 760610000034000011
Reference # 0610000034.00013
Property Address N/A
Brief Legal Description COUNTRY CLUB ESTATES EXT SEC 1 L61A W OF LOTS 3-12
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 1.61

Zoning (GIS)

Class	Community
EC	Steuben County

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[Homestead Deduction](#)

Owners - Auditor's Office

[Lix LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	1.6100	\$1,050.00	\$1,050.00	\$1,690.50	0%	\$1,690.00

COUNTY TAX INFO - TR 6-9

1/30/26, 2:10 PM

Beacon - Steuben County, IN - Parcel Report: 7606100003400011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$1,700	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$1,700	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$1,700	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,700	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
			510-John Croxton - \$5.00	510-John Croxton - \$5.00	510-John Croxton - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$5.00)	(\$5.00)	(\$5.00)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1186878	5/10/2023	\$5.00
2021 Pay 2022	1129692	5/10/2022	\$5.00
2020 Pay 2021	1066108	5/10/2021	\$5.00

Documents - Recorder's Office

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COUNTY TAX INFO - TR 6-9

1/30/26, 2:10 PM

Beacon - Steuben County, IN - Parcel Report: 760610000034000011

Generate Owner List by Radius

Distance:

Use Address From:

Owner Property

Select export file format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Show All Owners
 Show Parcel ID on Label

Skip Labels

Map



No data available for the following modules: Assessment - Appeals Process, Summary - Auditor's Office (Pers Prop), Site Description - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfer History - Auditor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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COUNTY TAX INFO - TR 10 & 11

1/30/26, 2:06 PM

Beacon - Steuben County, IN - Parcel Report: 760610000001000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-001000-011 2025 f-11 9.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

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Summary - Auditor's Office

Parcel ID 760610000001000011
Reference # 061000000100013
Property Address N/A
Brief Legal Description COUNTRY CLUB EST NW PT PLAT SEC 10 11.099A
[Note: Not to be used on legal documents]
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 11.099

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

[Lirc LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	110990	\$1,050.00	\$1,050.00	\$11,653.95	0%	\$11,650.00

COUNTY TAX INFO - TR 10 & 11

1/30/26, 2:06 PM

Beacon - Steuben County, IN - Parcel Report: 760610000001000011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$1,300,000.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$11,700	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$11,700	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$11,700	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$11,700	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$11.10	\$11.10	\$11.10
			510-John Croxton - \$11.10	510-John Croxton - \$11.10	510-John Croxton - \$11.10
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Charges	\$0.00	\$0.00	\$11.10	\$11.10	\$11.10
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$11.10)	(\$11.10)	(\$11.10)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1217138	5/10/2023	\$11.10
2021 Pay 2022	1102214	5/10/2022	\$11.10
2020 Pay 2021	1049879	5/10/2021	\$11.10

Documents - Recorder's Office

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COUNTY TAX INFO - TR 10 & 11

1/30/26, 2:06 PM

Beacon - Steuben County, IN - Parcel Report: 760610000001000011

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Download

Show All Owners
 Show Parcel ID on Label

Skip Labels: 0

Map



No data available for the following modules: Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Site Description - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfer History - Auditor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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COUNTY TAX INFO - TR 12

1/30/26, 2:11 PM

Beacon - Steuben County, IN - Parcel Report: 760611000013000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-11-000-013.000-011.2025-F-11-9.pdf \(PDF\)](#)

Tax Payments

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Summary - Auditor's Office

Parcel ID 760611000013000011
Reference # 0611000013.00013
Property Address N/A
Brief Legal Description COUNTRY CLUB EST N E PT PLAT SEC 11 9.606A
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 9.596

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

[Linc LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	9.5960	\$1,050.00	\$1,050.00	\$10,075.80	0%	\$10,080.00

COUNTY TAX INFO - TR 12

1/30/26, 2:11 PM

Beacon - Steuben County, IN - Parcel Report: 760611000013000011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJCC LLC	CORP DE	0204/0840	\$0.00
1/29/1988	LAKE JAMES GOLF ASSOC INC	0		\$0.00
	PROSSER JACK B & LINDA			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$10,100	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$10,100	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$10,100	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$10,100	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$9.60	\$9.60	\$9.60
			510-John Croxton - \$9.60	510-John Croxton - \$9.60	510-John Croxton - \$9.60
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$9.60	\$9.60	\$9.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$9.60)	(\$9.60)	(\$9.60)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1219821	5/10/2023	\$9.60
2021 Pay 2022	1121344	5/10/2022	\$9.60
2020 Pay 2021	1079014	5/10/2021	\$9.60

Documents - Recorder's Office

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COUNTY TAX INFO - TR 12

1/30/26, 2:11 PM

Beacon - Steuben County, IN - Parcel Report: 760611000013000011

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

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COUNTY TAX INFO - TR 13

1/30/26, 2:12 PM

Beacon - Steuben County, IN - Parcel Report: 7606100003500011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-035-000-011-2025-1-11-?pdf \(PDF\)](#)

Tax Payments

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Summary - Auditor's Office

Parcel ID 7606100003500011
Reference # 06100003500013
Property Address N/A
Brief Legal Description SW PT FLAT COUNTRY CLUB EST EXT SEC 10 10.364 A
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 10.364

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

[Homestead Deduction](#)

Owners - Auditor's Office

[Linc LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	10.3640	\$1,050.00	\$1,050.00	\$10,882.20	0%	\$10,880.00

COUNTY TAX INFO - TR 13

1/30/26, 2:12 PM

Beacon - Steuben County, IN - Parcel Report: 760610000035000011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$10,900	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$10,900	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$10,900	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$10,900	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$10.36	\$10.36	\$10.36
			510-John Croxton - \$10.36	510-John Croxton - \$10.36	510-John Croxton - \$10.36
- Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Charges	\$0.00	\$0.00	\$10.36	\$10.36	\$10.36
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$10.36)	(\$10.36)	(\$10.36)
+ Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1212154	5/10/2023	\$10.36
2021 Pay 2022	1140301	5/10/2022	\$10.36
2020 Pay 2021	1047712	5/10/2021	\$10.36

Documents - Recorder's Office

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COUNTY TAX INFO - TR 13

1/30/26, 2:12 PM

Beacon - Steuben County, IN - Parcel Report: 760610000035000011

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Show All Owners
 Show Parcel ID on Label

Skip Labels: 0

Map



No data available for the following modules: Assessment Appeals Process, Summary - Auditor's Office (Pers Prop), Site Description - Assessor's Office, Residential - Assessor's Office, Improvements - Assessor's Office, Transfer History - Auditor's Office, Assessed/Exemptions/Deductions - Auditor's Office, Valuation - Assessor's Office (Pers Prop), Deductions - Auditor's Office, Deductions - Auditor's Office (Historic), Tax History - Auditor's Office (Pers Prop), Sketches - Assessor's Office, Photos.

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COUNTY TAX INFO - TR 13

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-11-000-014000-0112025f-11 2.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

Summary - Auditor's Office

Parcel ID 760611000014000011
 Reference # 0611000014.00013
 State ID N/A
 Tax ID N/A
 Address , IN 0
 Brief Legal Description COUNTRY CLUB EST EXT Sec 1 S PT PLAT Sec 11 4.477A
 (Note: Not to be used on legal documents)
 Class 463 - COMMERCIAL GOLF COURSE
 Tax District Pleasant Township
 Tax Rate Code 97B406 - ADV TAX RATE
 Property Type 67 - Commercial
 State Property Type N/A
 Acreage 4.477

Zoning (GIS)

Class	Community
EC	Steuben County

If filing deductions electronically, be sure to download your completed filing as your confirmation. The Deduction(s) may not be approved by the Auditor's Office if the requested documents and/or the form(s) are not filled out correctly or missing information.

Owners - Auditor's Office

[Ljgc LLC](#)
 1445 W 275 N
 Angola, IN 46703

Change of Address Form

Taxing District - Assessor's Office

County: Steuben
 Township: PLEASANT TOWNSHIP
 State District: 011 PLEASANT TOWNSHIP
 Local District: 13
 School Corp: M.S.D. STEUBEN COUNTY
 Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	4.4770	\$1,050.00	\$1,050.00	\$4,700.85	0%	\$4,700.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC LAKE JAMES GOLF ASSOC INC	CORP DE	0204/0840	\$0.00 \$0.00

Valuation - Assessor's Office

COUNTY TAX INFO - TR 13

Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$4,700	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$4,700	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$4,700	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$4,700	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$20.65	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$20.65	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$5.00	\$0.00	\$0.00	\$5.00	\$5.00
	510-John Croxton - \$5.00			510-John Croxton - \$5.00	510-John Croxton - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$46.30	\$0.00	\$0.00	\$5.00	\$5.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits				(\$5.00)	(\$5.00)
* Total Due	\$46.30	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1208556	5/10/2023	\$5.00
2021 Pay 2022	1132937	5/10/2022	\$5.00
2020 Pay 2021	1095764	5/10/2021	\$5.00

Documents - Recorder's Office

[View Documents for this Parcel \(requires DocuSign subscription\)](#)

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

Show All Owners
 Show Parcel ID on Label

Skip Labels

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

COUNTY TAX INFO - TR 13



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COUNTY TAX INFO - TR 14

1/30/26, 2:07 PM

Beacon - Steuben County, IN - Parcel Report: 760610000032000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-10-000-032.000-011 2025 f-11_9.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID 760610000032000011
Reference # 0610000032.00013
Property Address N/A
Brief Legal Description Pt E1/2 E1/2 SE1/4 Sec 10 T1.10A(c)
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 1.1

Zoning (GIS)

Class	Community
EC	Steuben County

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[Homestead Deduction](#)

Owners - Auditor's Office

[Lix LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District: 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	1.10	\$1,050.00	\$1,050.00	\$1,155.00	0%	\$1,160.00

COUNTY TAX INFO - TR 14

1/30/26, 2:07 PM

Beacon - Steuben County, IN - Parcel Report: 760610000032000011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LIGCLLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$1,200	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$1,200	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$1,200	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,200	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
			510-John Croxton -	510-John Croxton -	510-John Croxton -
			\$5.00	\$5.00	\$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$5.00)	(\$5.00)	(\$5.00)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1220689	5/10/2023	\$5.00
2021 Pay 2022	1123929	5/10/2022	\$5.00
2020 Pay 2021	1063255	5/10/2021	\$5.00

Documents - Recorder's Office

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COUNTY TAX INFO - TR 14

1/30/26, 2:07 PM

Beacon - Steuben County, IN - Parcel Report: 760610000032000011

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Show All Owners
 Show Parcel ID on Label

Skip Labels 0

Map



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COUNTY TAX INFO - TR 14

1/30/26, 2:13 PM

Beacon - Steuben County, IN - Parcel Report: 760611000015000011

Steuben County, IN

Property Record Card

[2025 Property Record Card \(PDF\)](#)

2025 Form 11

[76-06-11-000-015.000-011.2025-f-11_9.pdf \(PDF\)](#)

Tax Payments

Make sure you allow popups for this page before clicking on the Tax Payments button to continue the process.

[Pay taxes online](#)

Summary - Auditor's Office

Parcel ID 760611000015000011
Reference # 0611000015.00013
Property Address N/A
Brief Legal Description MD PT W1/2 SW1/4 Sec 11 1.951A
(Note: Not to be used on legal documents)
Instrument Nbr N/A
Doc Nbr N/A
Class COMMERCIAL GOLF COURSE
Tax District Pleasant Township
Tax Rate Code 978406 - ADV TAX RATE
Property Type 67 - Commercial
Acreage 1.951

Zoning (GIS)

Class	Community
EC	Steuben County

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[Homestead Deduction](#)

Owners - Auditor's Office

[Lix LLC](#)
1445 W 275 N
Angola, IN 46703

Change of Address Form

[Address Change](#)

Taxing District - Assessor's Office

County: Steuben
Township: PLEASANT TOWNSHIP
State District 011 PLEASANT TOWNSHIP
Local District: 13
School Corp: M.S.D. STEUBEN COUNTY
Neighborhood: 134234-011 COMM/IND - UNPLATTED 011

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Golf Course		0	0	1.9510	\$1,050.00	\$1,050.00	\$2,048.55	0%	\$2,050.00

COUNTY TAX INFO - TR 14

1/30/26, 2:13 PM

Beacon - Steuben County, IN - Parcel Report: 760611000015000011

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/24/2002	LJGC LLC	CORP DE	0204/0840	\$0.00
	LAKE JAMES GOLF ASSOC INC			\$0.00

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2025	4/12/2024	4/13/2023	4/12/2022	4/14/2021
Land	\$2,100	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$2,100	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$2,100	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$2,100	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
			\$10-John Croxton - \$5.00	\$10-John Croxton - \$5.00	\$10-John Croxton - \$5.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits			(\$5.00)	(\$5.00)	(\$5.00)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024			\$0.00
2022 Pay 2023	1220554	5/10/2023	\$5.00
2021 Pay 2022	1148113	5/10/2022	\$5.00
2020 Pay 2021	1092574	5/10/2021	\$5.00

Documents - Recorder's Office

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