

Printed: 4/8/2015

Deeded Owner: Franz, Wayne E & Denise M

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 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 3.00

Location Address: 9331 N 100 E  
DECATUR IN 46733

Delinquent after: **May 11, 2015**

1st INSTALLMENT - A

Property Taxes Due: \$663.98

STATE PARCEL NUMBER: 01-02-14-300-008.000-013

Other Charges (See Table 4) \$25.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

**LESS PAYMENTS: \$0.00**

\*+00001201414659433851\*

\*+00001201414659433851\*

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

NAME AND ADDRESS OF TAXPAYER  
WAYNE E & DENISE M FRANZ  
9331 N 100 E  
DECATUR IN 46733

**Pay This Amount For  
1st Installment \$688.98**

Remit By Mail To: ADAMS COUNTY TREASURER  
313 W JEFFERSON ST  
DECATUR IN 46733

00000120141465943385010000000688981

Printed: 4/8/2015

Deeded Owner: Franz, Wayne E & Denise M

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 2014 PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2015.

Acreage: 3.00

Location Address: 9331 N 100 E  
DECATUR IN 46733

Delinquent after: **November 10, 2015**

2nd INSTALLMENT - B

Property Taxes Due: \$663.98

STATE PARCEL NUMBER: 01-02-14-300-008.000-013

Other Charges (See Table 4) \$0.00

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

**LESS PAYMENTS: \$0.00**

\*+00001201414659433852\*

\*+00001201414659433852\*

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

NAME AND ADDRESS OF TAXPAYER  
WAYNE E & DENISE M FRANZ  
9331 N 100 E  
DECATUR IN 46733

**Pay This Amount for  
2nd Installment \$663.98**

Remit By Mail To: ADAMS COUNTY TREASURER  
313 W JEFFERSON ST  
DECATUR IN 46733

00000120141465943385020000000663987

LEGAL DESCRIPTION: NW PT MID 833.26' SE SEC 14 (3A)

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

TAXPAYER NAME: WAYNE E & DENISE M FRANZ

PROPERTY NUMBER 01-02-14-300-008.000-013

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 260-724-5353**

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.

Payments may be made on line at <https://payments.adams-county.com>.

Credit cards are now accepted in the office or by phone at 260-724-5353.

A convenience fee will be applied.

Payment plans may be arranged through the Adams County Treasurer's Office.

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.**

**Address Change: (Please print using blue or black ink.)**

Mailing Addressee: \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signed (by property owner): \_\_\_\_\_

**Address Change: (Please print using blue or black ink.)**

Mailing Addressee: \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signed (by property owner): \_\_\_\_\_

**FOR YOUR RECORDS**

**1st INSTALLMENT PAYMENT**

Check number	Date sent	Amount

**2nd INSTALLMENT PAYMENT**

Check number	Date sent	Amount

## 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>
WAYNE E & DENISE M FRANZ	9331 N 100 E DECATUR IN 46733	03/31/2015	01-02-14-300-008.000-013	013-Root Township
Legal Description: NW PT MID 833.26' SE SEC 14 (3A)				

**Spring installment due on or before May 11, 2015 and  
 Fall installment due on or before November 10, 2015.**

**TABLE 1: SUMMARY OF YOUR TAXES**

ASSESSED VALUE AND TAX SUMMARY	2014	2015
1a. Gross assessed value of homestead property (capped at 1%)	\$ 156,300	\$ 157,400
1b. Gross assessed value of other residential property and farmland (capped at 2%)	\$ 2,000	\$ 2,300
1c. Gross assessed value of all other property, including personal property (capped at 3%)	\$ 24,500	\$ 24,000
<b>2. Equals total gross assessed value of property</b>	<b>\$ 182,800</b>	<b>\$ 183,700</b>
2a. Minus deductions (see Table 5 below)	\$ (83,955)	\$ (84,340)
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$ 98,845</b>	<b>\$ 99,360</b>
3a. Multiplied by your local tax rate	1,7556	1,6194
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$ 1,735.32</b>	<b>\$ 1,609.04</b>
4a. Minus local property tax credits	\$ (121.08)	\$ (281.08)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$ 0.00	\$ 0.00
4c. Minus savings due to 65 years & older cap	\$ 0.00	\$ 0.00
<b>5. Total property tax liability (See remittance coupon for total amount due)</b>	<b>\$ 1,614.24</b>	<b>\$ 1,327.96</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>	\$ 2,338.00	\$ 2,340.00
Adjustment to cap due to voter-approved projects and charges <sup>2</sup>	\$ 0.00	\$ 0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$ 2,338.00</b>	<b>\$ 2,340.00</b>

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

TAXING AUTHORITY	TAX RATE 2014	TAX RATE 2015	TAX AMOUNT 2014	TAX AMOUNT 2015	TAX DIFFERENCE 2014-2015	PERCENT DIFFERENCE
COUNTY	0.6027	0.6029	\$595.74	\$599.04	\$3.30	0.55 %
TOWNSHIP	0.0370	0.0382	\$36.57	\$37.96	\$1.39	3.80 %
SCHOOL DISTRICT	1.0717	0.9341	\$1,059.32	\$928.12	\$(131.20)	(12.39)%
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL DISTRICT	0.0442	0.0442	\$43.69	\$43.92	\$0.23	0.53 %
TOTAL	1.7556	1.6194	\$1,735.32	\$1,609.04	\$(126.28)	(7.28)%

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

LEVYING AUTHORITY	2014	2015	% Change
GERKE	\$25.00	\$25.00	0.0 %
TOTAL ADJUSTMENTS	\$25.00	\$25.00	0.0 %

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

TYPE OF DEDUCTION	2014	2015
Homestead/Standard	\$45,000	\$45,000
Supplemental Standard	\$38,955	\$39,340
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
TOTAL DEDUCTIONS	\$83,955	\$84,340

1. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.

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 rate. 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.

## **NOTICE OF PROPERTY TAX ASSESSMENTS**

**Name and Address of Taxpayer** - The owner and mailing address of the owner of record as of the date of this notice.

**Date of Notice/Due Date** - Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

**Property Number (State/Local)** - State mandated property number of the taxable real estate and the local parcel number, if applicable.

**Taxing District** - The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

### **TABLE 1: SUMMARY OF YOUR TAXES**

**Tax Summary Item** - The amounts involved with calculating your real estate property taxes.

**Taxes 2014** - The summary of calculations based on tax rates for taxes payable last year.

**Taxes 2015** - The summary of calculations based on this year's tax rates.

**Tax Relief Credits** - Credits are determined annually and are used to reduce property tax bills applied to applicable properties in this table.

- **Local Property Tax Credits** - Relief credit as paid by the City/Town and/or County. Revenue generated by the local option income tax may be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** - Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the homestead property tax liability of credit recipient at two percent (2%).

### **TABLE 2: PROPERTY TAX CAP INFORMATION**

**Property Tax Cap** - Property may not be taxed at a higher rate than prescribed by law, unless that rate is approved by voters. Those rates are 1% for homesteads, 2% for other residential property and farm land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate rate and added to the cap rate. This new value is considered your effective property tax cap, or the **maximum tax that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

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

**Taxing Authority** - The name of the unit levying the taxes.

**Tax Rate 2014** - The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2014.

**Tax Rate 2015** - The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

**Tax Amount 2014** - The amount of taxes for this property allocated to each taxing authority for 2014.

**Tax Amount 2015** - The amount of taxes for this property allocated to each taxing authority for the current year.

**Tax Difference 2014-2015** - The difference in dollars between current taxes and prior year taxes for each taxing authority.

**Percent Difference** - The percent change between last year's tax amount and this year's tax amount for each taxing authority.

### **TABLE 4: OTHER APPLICABLE CHARGES TO THIS PROPERTY**

**Levying Authority** - The type of additional charge added to your property tax bill such as sewer, ditch or other special assessment.

**Amount 2014** - The total amount of other charges added to your tax bill in 2014.

**Amount 2015** - The total amount of other charges added to your tax bill this year.

### **TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY**

**Type of Deduction** - No credit, deduction, or exemption is automatic. All must be applied for with the appropriate office by the applicable due date. Various restrictions apply. For more information, call the County Auditor at 260-724-5303 or visit [www.adams-county.com](http://www.adams-county.com).

Deductions/exemptions provided in this report include the following:

**Type of Benefits** - Deductions, credits and exemptions are determined annually and are applied to applicable properties.

- **Abatement** - Exemption for eligible properties where taxes have been lowered or eliminated, generally through the action of the City Council or County Council.
- **Blind/Disabled** - Deduction for blind or disabled. Must supply proof from a doctor or Social Security Awards letter.
- **Enterprise Zone** - Exemption for eligible properties located within a designated enterprise zone.
- **Geothermal** - Deduction for eligible properties using geothermal utilities.
- **Homestead Standard Deduction** - Deduction for owner-occupied primary residence.
- **Supplemental Standard Deduction** - Additional deduction for homesteads after the application of the Homestead Standard Deduction.
- **Mortgage** - Deduction for property mortgage for eligible persons.
- **Nonprofit** - Exemption for eligible properties. See I.C. 6-1.1-10.
- **Over 65** - Deduction for individuals over 65 years of age; subject to income limits and assessed value limits.
- **Veterans** - Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability.

**Amount 2014** - The amount deducted from your bill in 2014 for each benefit.

**Amount 2015** - The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your Assessor.

To obtain a review of an assessment, the taxpayer must file an appeal not later than forty-five (45) days after the date of the required notice (Form 11). If the assessing official fails to send proper notice (Form 11) as required, the taxpayer's receipt of the tax bill resulting from the change of assessment serves as notice of the taxpayer's right to appeal. The appeal filed by a taxpayer must include: (1) the name of the taxpayer; (2) address and parcel or key number of the property; and (3) address and telephone number of the taxpayer (optional Form 130). The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) attempt to hold a preliminary informal meeting with the taxpayer to resolve as many issues as possible. A taxpayer may use the Correction of Error (Form 133) process to allege only objective errors with County Auditor (e.g., math error committed in computing an assessment). The taxpayer's right to appeal an assessment or petition for correction of error can be found at Indiana Code chapter 6-1.1-15 (found at <http://www.in.gov/legislative/lc/code/title6/ar1.1/ch15.html>). For further instructions on filing an appeal or correction of error, contact your county assessor at 260-724-5301.