

COUNTY: 71-St. Joseph

PARCEL NUMBER 71-03-25-176-020.000-007	DUPLICATE NUMBER 15034	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME Roseland	LEGAL DESCRIPTION 163 Ft Front Dixie Way X 447 Ft and rear lot 73 x 244 E 1/2 Nw S & Adj Plat Of Roseland Woods - Part Lot		

PROPERTY ADDRESS

236 Dixie Wy N (Knights Inn, South Bend)



SPRING AMOUNT DUE by May 12, 2025	\$32,286.66
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IF6 LLC
 358 S Elkhart Ave
 Elkhart IN 46516-3545

Office Phone: (574)235-9531
 Pay Online at: www.lowtaxinfo.com
 Pay By Phone: 1-574-586-5540
 Remit Payment and Make Check Payable to:
 St. Joseph County Treasurer
 P.O. Box 4758
 South Bend IN 46634-4758

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COUNTY: 71-St. Joseph

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 71-03-25-176-020.000-007	DUPLICATE NUMBER 15034	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME Roseland	LEGAL DESCRIPTION 163 Ft Front Dixie Way X 447 Ft and rear lot 73 x 244 E 1/2 Nw S & Adj Plat Of Roseland Woods - Part Lot		

PROPERTY ADDRESS

236 Dixie Wy N (Knights Inn, South Bend)



FALL AMOUNT DUE by November 10, 2025	\$32,286.66
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COUNTY: 71-St. Joseph

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 71-03-25-176-020.000-007	DUPLICATE NUMBER 15034	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME Roseland	LEGAL DESCRIPTION 163 Ft Front Dixie Way X 447 Ft and rear lot 73 x 244 E 1/2 Nw S & Adj Plat Of Roseland Woods - Part Lot		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT: 05/02/2025

TOTAL DUE FOR 2024 PAY 2025: \$64,573.32

PROPERTY ADDRESS 236 Dixie Wy N (Knights Inn, South Bend)		
PROPERTY TYPE Real	TOWNSHIP: Clay	
ACRES 0.0000	Total AV PTRC Rate 10.113	LIT 1% Rate 4.8665

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$32,262.26	\$32,262.26
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$24.40	\$24.40
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$32,286.66	\$32,286.66
Payment Received	\$0.00	\$0.00
Balance Due	\$32,286.66	\$32,286.66

IF6 LLC
 358 S Elkhart Ave
 Elkhart IN 46516-3545

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SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Beginning with 2023 Pay 2024, the Mortgage Deduction is no longer available. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> IF6 LLC 358 S Elkhart Ave Elkhart IN 46516-3545	<u>Address</u> 236 Dixie Wy N (Knights Inn South Bend IN 46637	<u>Date of Notice</u> May 02, 2025	<u>Parcel Number</u> 71-03-25-176-020.000-007	<u>Taxing District</u> 007 Roseland
<u>Legal Description</u> 163 Ft Front Dixie Way X 447 Ft and rear lot 73 x 244 E 1/2 Nw S & Adj Plat Of Roseland Woods -	<u>Billed Mortgage Company</u>	<u>Duplicate Number</u> 15034	<u>Tax ID Number</u> 003-1129-0017	<u>Property Type</u> Real



Spring installment due on or before May 12, 2025 and Fall installment due on or before November 10, 2025.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$2,450,000	\$2,794,200
2. Equals total gross assessed value of property	\$2,450,000	\$2,794,200
2a. Minus deductions (see Table 5 below)	(\$568,802)	(\$407,462)
3. Equals subtotal of net assessed value of property	\$1,881,198	\$2,386,738
3a. Multiplied by your local tax rate	3.1207	2.9674
4. Equals gross tax liability (see Table 3 below)	\$58,706.55	\$70,824.06
4a. Minus local property tax credits	(\$6,367.49)	(\$6,299.54)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4d. Minus savings due to County Option Circuit Breaker Credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$52,339.06	\$64,524.52

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ²	\$73,500.00	\$83,826.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$7,223.80	\$8,532.59
Maximum tax that may be imposed under	\$80,723.80	\$92,358.59

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

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024-2025	PERCENT DIFFERENCE
AIRPORT	0.0401	0.0387	\$754.36	\$923.67	\$169.31	22.44%
CITY OR TOWN	0.5926	0.5719	\$11,147.98	\$13,649.75	\$2,501.77	22.44%
COUNTY	0.6259	0.5947	\$11,774.42	\$14,193.93	\$2,419.51	20.55%
LIBRARY	0.2725	0.2561	\$5,126.26	\$6,112.44	\$986.18	19.24%
SCHOOL	1.2822	1.2144	\$24,120.73	\$28,984.54	\$4,863.81	20.16%
TOWNSHIP	0.3074	0.2916	\$5,782.80	\$6,959.73	\$1,176.93	20.35%
TOTAL	3.1207	2.9674	\$58,706.55	\$70,824.06	\$12,117.51	20.64%

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
Juday Creek (81)	\$48.80	\$48.80	0.0%
TOTAL ADJUSTMENTS	\$48.80	\$48.80	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2024	2025
Comm Abatement	\$164,996	\$95,578
Comm Abatemnt #2	\$403,806	\$311,884
TOTAL DEDUCTIONS	\$568,802	\$407,462

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
 2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
 3. Changes not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
 4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

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

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

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

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

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2023 Pay 2024 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2024 Pay 2025 – The summary of calculations based on this year's tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit** – Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)

TABLE 2: PROPERTY TAX CAP INFORMATION

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

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

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2024 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2024.

Tax Rate 2025 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2024 – The amount of taxes for this property allocated to each taxing authority for 2024.

Tax Amount 2025 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2024-2025 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

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

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

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

Amount 2024 – The total amount of other charges added to your tax bill in 2024.

Amount 2025 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (574) 235-9668 or visit www.sjcindiana.gov/2302/Auditor.

Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2024 – The amount deducted from your bill in 2024 for each benefit.

Amount 2025 – The amount deducted from your bill this year for each benefit.

Homestead Credits

St. Joseph County provides local property tax credits for certain taxpayers pursuant to IC 6-3.6-5 and/or IC 6-1.1-20.4. Taxpayers receiving a local property tax credit will see the credit amount in Box 4A on the Form TS-1A. Over 65/55 circuit breaker credit will appear in Box 4C/4D on TS-1A.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 235-9523 or visit <https://engage.xsoftinc.com/stjoseph>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must:

(1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (574) 235-9523 or email appealsdep@sjcindiana.gov.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2025, for mobile homes assessed under IC 6-1.1-7 and January 1, 2024, for real property).