

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property value for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> 4522 Maplecrest Road LLC 128 Third Ave Ste 200 Nyack NY 10960	<u>Property Address</u> 4522 Maplecrest Rd Fort Wayne IN 46835	<u>Date Of Notice</u> April 10, 2014 <u>Duplicate Number</u> 1866994	<u>Parcel Number</u> 02-08-22-351-005.000-072 <u>Tax ID Number</u> 02-08-22-351-005.000-072	<u>Taxing District</u> 072 FW St. Joseph
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Legal Description
7.37 A Irr Tr Mid Pt Sw 1/2 Sw 1/4 Sec 22



Property Type
Real

Spring installment due on or before May 12, 2014 and Fall installment due on or before November 10, 2014.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2013	2014
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	\$ 1,400,500	\$ 1,410,400
2. Equals total gross assessed value of property	\$1,400,500	\$1,410,400
2a. Minus deductions (see table 5 below)	\$ 0	\$ 0
3. Equals subtotal of net assessed value of property	\$ 1,400,500	\$ 1,410,400
3a. Multiplied by your local tax rate	3.1955	3.3788
4. Equals gross tax liability (see table 3 below)	\$ 44,752.99	\$ 47,654.59
4a. Minus Local property tax credits	\$ 0.00	(\$2,407.84)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$1,704.41)	(\$1,864.79)
4c. Minus savings due to 65 years & older cap	\$ 0.00	\$ 0.00
5. Total property tax liability (See remittance coupon for total amount due)	\$ 43,048.58	\$ 43,381.96

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) ¹	\$ 42,015.00	\$ 42,312.00
Adjustment to cap due to voter-approved projects and charges ²	\$1,033.57	\$1,069.97
Maximum tax that may be imposed under cap	\$43,048.57	\$43,381.97

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

TAXING AUTHORITY	TAX RATE 2013	TAX RATE 2014	TAX AMOUNT 2013	TAX AMOUNT 2014	TAX DIFFERENCE 2013 - 2014	PERCENT DIFFERENCE
AIRPORT	0.0000	0.0477	\$0.00	\$672.76	\$ 672.76	0.00%
AIRPORT/BUS	0.1074	0.0000	\$1,504.14	\$0.00	\$(1,504.14)	(100.00)%
CITILINK-PTC	0.0000	0.0618	\$0.00	\$871.63	\$ 871.63	0.00%
CITY	1.3411	1.4716	\$18,782.11	\$20,755.44	\$ 1,973.33	10.51%
COUNTY	0.5404	0.5477	\$7,568.30	\$7,724.76	\$ 156.46	2.07%
LIBRARY	0.2067	0.2100	\$2,894.83	\$2,961.84	\$ 67.01	2.31%
REDEV - TIR	0.0000	0.0000	\$0.00	\$0.00	\$ 0.00	0.00%
SCHOOL	0.9766	1.0177	\$13,677.29	\$14,353.64	\$ 676.35	4.95%
TOWNSHIP	0.0233	0.0223	\$326.32	\$314.52	\$(11.80)	(3.62)%
TOTAL	3.1955	3.3788	\$44,752.99	\$47,654.59	\$ 2,901.60	6.48%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2013	2014	% Change

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2013	2014

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 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 will be liable for taxes and penalties on the amount deducted.