



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES

State Form 21366 (R10 / 12-10)  
State Form 45650 (R9 / 12-10)

FORM 11R/A	FORM 11 C/I
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Prescribed by Department of Local Government Finance

4522 MAPLECREST ROAD LLC  
128 3RD AVE STE 200  
NYACK NY 10960-2030

62031 99  
1/1



Legal Description 7.37A IRR TR MID PT SW1/4 SW1/4 SEC 22
Parcel or ID Number 02-08-22-351-005.000-072
Property address (number and street, city, state, and ZIP) 4522 MAPLECREST RD FORT WAYNE IN 46835

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the Assessing Official at the telephone number and address below.

Notice to the taxpayer of the Opportunity to Appeal (IC 6-1.1-15-1):

If a taxpayer does not agree with the action of the assessing official giving this notice, the County Property Tax Assessment Board of Appeals will review that action if you file a notice in writing with the Township Assessor (if any) or the County Assessor within forty-five (45) days of the mailing of this notice. This written notice should include the name of the taxpayer, the address of the property, the key number or the parcel number of the property, the address of the taxpayer (if different from the property address), and the telephone number of the taxpayer. An appeal of this assessed value requires evidence relevant to the value of the taxpayer's property as of the assessed date.

Previous Assessment		New Assessment Effective March 1, 2013	
LAND	829,100	LAND	829,100
STRUCTURES	571,400	STRUCTURES	581,300
TOTAL	1,400,500	TOTAL	1,410,400
Reason for revision of assessment: Annual Adjustment			
If the change in assessment is due to a new home, you should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website, <a href="http://www.in.gov/dlgf">www.in.gov/dlgf</a> . If the real property is reassessed because it has been rehabilitated, you may be eligible for rehabilitations deductions - see Form 322A, Form 322/RE, or Form 322/VBD.			
County Allen County	Township ST. JOSEPH TOWNSHIP	Date of Notice (month day, year) 06/28/2013	
Assessing Official Stacey O'Day, Allen County Assessor		Telephone Number (260)449-7501	
Address (number and street, city, state and ZIP Code) 1 East Main Street Suite 415, Ft. Wayne, IN, 46802			

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SEE OTHER SIDE FOR MORE INFORMATION





## IMPORTANT INFORMATION – PLEASE READ Form 11 – Notice of Assessment



THIS IS AN ANNUAL ASSESSMENT NOTICE, **NOT A TAX BILL**.

At this time, the amount of taxes you will be required to pay cannot be calculated given that the tax rates have not been established.

This form serves as a notice of assessment for March 1, 2013. You have until **August 12, 2013** (45 days from the notice date on the reverse side) to file an appeal. You will not be given an additional opportunity to file an appeal from your tax bill.

Appeals Fact Sheet - <http://www.in.gov/dlgf/files/PropertyTaxAppealsProcess.pdf>

**Residential (Homestead) Properties:** As required by the Indiana Code, this assessment is based on sales data between **January 1, 2012** and **March 1, 2013**. If there were insufficient sales in this timeframe, older sales may have been used.

**NEW!** To view the comparable sales in your market area/neighborhood that were used to calculate the value of this property, go to [www.acimap.us/comps](http://www.acimap.us/comps).

**Residential Rental Properties:** If this is a rental property and you have not submitted income and expense information, please be sure to do so by contacting your assessor's office at the number on the reverse side. You can also fill out the online rental questionnaire at [www.allencounty.us/rental-properties](http://www.allencounty.us/rental-properties).

**Commercial/Industrial Properties:** Due to the current Market Value-in-Use system in Indiana, properties are assessed using 3 approaches to value: cost, income, and sales comparison. The taxpayer may provide supplemental information pertaining to these approaches (i.e. appraisals, building cost information, income and expense statements, lease agreements, comparable sales). If you have any questions, please contact the Commercial Team at (260) 449-7501.

**Attention Rental Property and Commercial/Industrial Owners:** **NEW!** Per IC 6-1.1-4-39, if you wish to have your property assessed using the Income Approach, you are required to submit your income and expense information prior to March 1st. Go to [www.allencountyassessor.org](http://www.allencountyassessor.org) for more information.

**All Properties:** To sign up for Electronic Tax Bills, Form 11's, and other Property Tax Notices and for additional information and forms (including Property Record Cards, Income & Expense Surveys, Personal Property Forms, & Appeal Forms) please visit the Assessor's webpage at [www.allencountyassessor.org](http://www.allencountyassessor.org).

\*\*\*This notice has been delivered by mail and may also be viewed as an electronic copy at [www.acimap.us/pati](http://www.acimap.us/pati).

