



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

YORK WOODS CENTER LLC
200 Windsor Cir
Elkhart, IN 465166602

Legal description LANES LOTS 35 THUR 41 & W1/2 VAC ST ADJ E (TIF 75)	Parcel or Identification number 20-06-04-158-019.000-012 06-04-158-019-012
Property Address (number and street, city, state, and ZIP code) 200 WINDSOR CIRCLE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$1,644,600
COST APPROACH VALUATION	\$655,900
INCOME CAPITALIZATION APPROACH VALUATION	\$748,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$39,600	LAND	\$39,600
STRUCTURES/IMPROVEMENTS *	\$819,600	STRUCTURES/IMPROVEMENTS *	\$616,300
TOTAL	\$859,200	TOTAL	\$655,900

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



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Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

YORK WOODS CENTER LLC
200 Windsor Cir
Elkhart, IN 465166602

Legal description LANES LOTS 48 THRU 56 & 58 THRU 61 & VAC ALLEYS & STS ADJ & EX PT FOR HWY (TIF 75)	Parcel or Identification number 20-06-04-159-026.000-012 06-04-159-026-012
Property Address (number and street, city, state, and ZIP code) 200 WINDSOR CIRCLE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$2,302,400
COST APPROACH VALUATION	\$989,400
INCOME CAPITALIZATION APPROACH VALUATION	\$1,047,400
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$71,900	LAND	\$71,900
STRUCTURES/IMPROVEMENTS *	\$1,220,400	STRUCTURES/IMPROVEMENTS *	\$917,500
TOTAL	\$1,292,300	TOTAL	\$989,400

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

YORK WOODS CENTER LLC
200 Windsor Cir
Elkhart, IN 465166602

Legal description LANES LOTS 42 THRU 46 & 63 THRU 67 & VAC STS & ALLEYS ADJ (TIF 75)	Parcel or Identification number 20-06-04-160-019.000-012 06-04-160-019-012
Property Address (number and street, city, state, and ZIP code) 200 WINDSOR CIRCLE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$1,644,600
COST APPROACH VALUATION	\$750,900
INCOME CAPITALIZATION APPROACH VALUATION	\$748,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$55,100	LAND	\$55,100
STRUCTURES/IMPROVEMENTS *	\$925,500	STRUCTURES/IMPROVEMENTS *	\$693,000
TOTAL	\$980,600	TOTAL	\$748,100
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



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FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

YORK WOODS CENTER LLC
200 Windsor Cir
Elkhart, IN 465166602

Legal description LANES LOTS 68-75 & 79 & PT VAC ST & ALLEYS ADJ (TIF 75)	Parcel or Identification number 20-06-04-161-037.000-012 06-04-161-037-012
Property Address (number and street, city, state, and ZIP code) 200 WINDSOR CIRCLE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$2,302,400
COST APPROACH VALUATION	\$906,900
INCOME CAPITALIZATION APPROACH VALUATION	\$1,047,400
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$40,600	LAND	\$40,600
STRUCTURES/IMPROVEMENTS *	\$1,152,300	STRUCTURES/IMPROVEMENTS *	\$866,300
TOTAL	\$1,192,900	TOTAL	\$906,900
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



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FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

GLC RIVER DISTRICT HOLDINGS II LLC
PO BOX 540
SOUTH BEND, IN 46624-0540

Legal description RIVER VIEW WEST SD S PT LOT 5A (TIF 75)	Parcel or Identification number 20-06-04-301-005.000-012 06-04-301-005-012
Property Address (number and street, city, state, and ZIP code) 260 JUNIOR ACHIEVEMENT DRIVE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$10,607,500
COST APPROACH VALUATION	\$9,212,400
INCOME CAPITALIZATION APPROACH VALUATION	\$10,151,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$96,900	LAND	\$96,900
STRUCTURES/IMPROVEMENTS *	\$12,315,300	STRUCTURES/IMPROVEMENTS *	\$9,115,500
TOTAL	\$12,412,200	TOTAL	\$9,212,400

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

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FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

GLC RIVER DISTRICT HOLDINGS II LLC
PO BOX 540
SOUTH BEND, IN 46624-0540

Legal description RIVER VIEW WEST SD LOT 4A (TIF169)	Parcel or Identification number 20-06-04-301-008.000-012 06-04-301-008-012
Property Address (number and street, city, state, and ZIP code) 200 JR ACHIEVEMENT DR STE 114 AND 116, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$3,618,100
COST APPROACH VALUATION	\$3,825,900
INCOME CAPITALIZATION APPROACH VALUATION	\$3,462,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$41,100	LAND	\$41,100
STRUCTURES/ IMPROVEMENTS *	\$5,163,200	STRUCTURES/ IMPROVEMENTS *	\$3,421,500
TOTAL	\$5,204,300	TOTAL	\$3,462,600

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

YORK WOODS CENTER LLC
200 Windsor Cir
Elkhart, IN 465166602

Legal description PT N1/2 W1/2 SW1/4 SO LANES ADD SEC 4 2.382A (TIF 75)	Parcel or Identification number 20-06-04-303-005.000-012 06-04-303-005-012
Property Address (number and street, city, state, and ZIP code) PRAIRIE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$1,973,500
COST APPROACH VALUATION	\$819,200
INCOME CAPITALIZATION APPROACH VALUATION	\$897,700
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$64,300	LAND	\$64,300
STRUCTURES/IMPROVEMENTS *	\$1,004,300	STRUCTURES/IMPROVEMENTS *	\$754,900
TOTAL	\$1,068,600	TOTAL	\$819,200
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

310 DIVISION ST IN LLC
17305 32ND AVE NE
LAKE FOREST PARK, WA 98155

Legal description BEESONS 3RD 51FT W SIDE LOT 92 & 49 1/2FT E SIDE LOT 91 (TIF 110)	Parcel or Identification number 20-06-04-351-007.000-012 06-04-351-007-012
Property Address (number and street, city, state, and ZIP code) 310 DIVISION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$88,300
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,200	LAND	\$13,200
STRUCTURES/IMPROVEMENTS *	\$99,900	STRUCTURES/IMPROVEMENTS *	\$75,100
TOTAL	\$113,100	TOTAL	\$88,300
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

VASCO REALTY LLC
PO BOX 1742
ELKHART, IN 46515

Legal description BEESONS 1ST LOT 27 & W1/2 LOT 26 (TIF 110)	Parcel or Identification number 20-06-04-354-015.000-012 06-04-354-015-012
Property Address (number and street, city, state, and ZIP code) 422 STATE ST., ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$154,000
INCOME CAPITALIZATION APPROACH VALUATION	\$458,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,900	LAND	\$13,900
STRUCTURES/IMPROVEMENTS *	\$115,700	STRUCTURES/IMPROVEMENTS *	\$140,100
TOTAL	\$129,600	TOTAL	\$154,000
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

FRANKLIN ST AJ PROPERTIES LLC
66081 MAPLEWOOD DRIVE
EDWARDSBURG, MI 49112

Legal description BEESONS EX 33FT E SIDE LOT 9 (TIF 110)	Parcel or Identification number 20-06-04-358-005.000-012 06-04-358-005-012
Property Address (number and street, city, state, and ZIP code) 413 STATE ST., ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$77,800
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$6,800	LAND	\$6,800
STRUCTURES/ IMPROVEMENTS *	\$94,400	STRUCTURES/ IMPROVEMENTS *	\$71,000
TOTAL	\$101,200	TOTAL	\$77,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

SONI RAMESH H & HINA R SONI H&W
21682 COULTER CT
BRISTOL, IN 46507

Legal description EAST ELKHART LOT 23 & E PT LOT 26	Parcel or Identification number 20-06-04-454-007.000-012 06-04-454-007-012
Property Address (number and street, city, state, and ZIP code) 603 GLADSTONE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$675,200
COST APPROACH VALUATION	\$176,000
INCOME CAPITALIZATION APPROACH VALUATION	\$386,300
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$22,900	LAND	\$22,900
STRUCTURES/IMPROVEMENTS *	\$203,600	STRUCTURES/IMPROVEMENTS *	\$153,100
TOTAL	\$226,500	TOTAL	\$176,000
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ERXLEBEN KENNETH TRUSTEE KEN ERXLEBAN
LIVING TRUST
601 S MAIN ST
ELKHART, IN 46515

Legal description SIMPSON GARDENS LOT 1	Parcel or Identification number 20-06-04-478-015.000-012 06-04-478-015-012
Property Address (number and street, city, state, and ZIP code) 465 SIMPSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$125,000
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$14,200	LAND	\$14,200
STRUCTURES/ IMPROVEMENTS *	\$147,400	STRUCTURES/ IMPROVEMENTS *	\$110,800
TOTAL	\$161,600	TOTAL	\$125,000
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ERXLEBEN KENNETH TRUSTEE KEN ERXLEBAN
LIVING TRUST
601 S MAIN ST
ELKHART, IN 46515

Legal description SIMPSON GARDENS LOT 2	Parcel or Identification number 20-06-04-478-016.000-012 06-04-478-016-012
Property Address (number and street, city, state, and ZIP code) 465 SIMPSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$127,800
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$17,400	LAND	\$17,400
STRUCTURES/ IMPROVEMENTS *	\$146,900	STRUCTURES/ IMPROVEMENTS *	\$110,400
TOTAL	\$164,300	TOTAL	\$127,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ERXLEBEN KENNETH TRUSTEE KEN ERXLEBAN
LIVING TRUST
601 S MAIN ST
ELKHART, IN 46515

Legal description SIMPSON GARDENS LOT 3	Parcel or Identification number 20-06-04-478-017.000-012 06-04-478-017-012
Property Address (number and street, city, state, and ZIP code) 465 SIMPSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$112,600
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$15,600	LAND	\$15,600
STRUCTURES/ IMPROVEMENTS *	\$129,000	STRUCTURES/ IMPROVEMENTS *	\$97,000
TOTAL	\$144,600	TOTAL	\$112,600
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

HENDERSON GLENN D
16338 COUNTY ROAD 20
Goshen, IN 46528

Legal description REPLAT OF SIMPSON MANOR LOT 1	Parcel or Identification number 20-06-04-481-030.000-012 06-04-481-030-012
Property Address (number and street, city, state, and ZIP code) 625 SIMPSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$1,294,100
COST APPROACH VALUATION	\$2,052,600
INCOME CAPITALIZATION APPROACH VALUATION	\$610,200
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$59,700	LAND	\$59,700
STRUCTURES/IMPROVEMENTS *	\$1,280,900	STRUCTURES/IMPROVEMENTS *	\$550,500
TOTAL	\$1,340,600	TOTAL	\$610,200

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

KADO ALAN L TRUSTEE OF ALAN L KADO TRUST 1/2 INT &
DIANA M KADO TRUSTEE DIANA M KADO TRUST 1/2 INT
24715 County Road 26
Elkhart, IN 465179458

Legal description FISHLEYS 10FT W SIDE LOT 4 LOT 5 N1/2 VAC ALLEY ADJ S SIDE	Parcel or Identification number 20-06-05-178-001.000-012 06-05-178-001-012
Property Address (number and street, city, state, and ZIP code) 327 POTTAWATTOMI, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$393,900
COST APPROACH VALUATION	\$86,400
INCOME CAPITALIZATION APPROACH VALUATION	\$225,300
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$5,700	LAND	\$5,700
STRUCTURES/IMPROVEMENTS *	\$104,700	STRUCTURES/IMPROVEMENTS *	\$80,700
TOTAL	\$110,400	TOTAL	\$86,400

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RR4 LLC
19728 COUNTY ROAD 142
NEW PARIS, IN 46553-9720

Legal description BEARDSLEYS 1ST S1/2 LOT 111 (TIF 75)	Parcel or Identification number 20-06-05-180-004.000-012 06-05-180-004-012
Property Address (number and street, city, state, and ZIP code) 418 N SECOND ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$125,700
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$11,000	LAND	\$11,000
STRUCTURES/IMPROVEMENTS *	\$152,500	STRUCTURES/IMPROVEMENTS *	\$114,700
TOTAL	\$163,500	TOTAL	\$125,700
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

FAIR OAKS PROPERTIES LLC (LC)
22805 FAIR OAKS COURT
ELKHART, IN 46514

Legal description BEARDSLEYS 1ST W 46FT LOT 105	Parcel or Identification number 20-06-05-182-010.000-012 06-05-182-010-012
Property Address (number and street, city, state, and ZIP code) 213 E SYCAMORE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$69,900
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$1,800	LAND	\$1,800
STRUCTURES/IMPROVEMENTS *	\$89,700	STRUCTURES/IMPROVEMENTS *	\$68,100
TOTAL	\$91,500	TOTAL	\$69,900

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

VASCO REALTY LLC
PO BOX 1742
ELKHART, IN 46515

Legal description ORIG 39 1/4 X 85FT SE COR LOT 48 (TIF 75)	Parcel or Identification number 20-06-05-184-004.000-012 06-05-184-004-012
Property Address (number and street, city, state, and ZIP code) 227 N SECOND ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$109,200
INCOME CAPITALIZATION APPROACH VALUATION	\$335,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$6,600	LAND	\$6,600
STRUCTURES/IMPROVEMENTS *	\$136,400	STRUCTURES/IMPROVEMENTS *	\$102,600
TOTAL	\$143,000	TOTAL	\$109,200

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

NICHOLS W JOEL TRUSTEE W JOEL NICHOLS TRUST
17431 COUNTY ROAD 22
GOSHEN, IN 46528-9162

Legal description ORIG S1/2 LOT 27 (TIF 75)	Parcel or Identification number 20-06-05-257-002.000-012 06-05-257-002-012
Property Address (number and street, city, state, and ZIP code) 210 N SECOND ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$86,300
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$4,600	LAND	\$4,600
STRUCTURES/IMPROVEMENTS *	\$102,400	STRUCTURES/IMPROVEMENTS *	\$81,700
TOTAL	\$107,000	TOTAL	\$86,300
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ROUNDSTONE FINANCIAL LLC
633 E RAY RD STE 108
GILBERT, AZ 85296

Legal description JOHNSONS RIVERSIDE 18 1/2FT E SIDE LOT 253 EX 12FT E SIDE LOT 254	Parcel or Identification number 20-06-05-303-003.000-012 06-05-303-003-012
Property Address (number and street, city, state, and ZIP code) 663 KILBOURN, ELKHART, IN 46514	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$281,300
COST APPROACH VALUATION	\$131,400
INCOME CAPITALIZATION APPROACH VALUATION	\$160,900
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$10,500	LAND	\$10,500
STRUCTURES/ IMPROVEMENTS *	\$160,800	STRUCTURES/ IMPROVEMENTS *	\$120,900
TOTAL	\$171,300	TOTAL	\$131,400

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RIVER PARK VILLA APARTMENTS LLC
1702 ISABELLA CT
VENTURA, CA 93004

Legal description FIELDHOUSE 5TH LOTS 193 194 195 196 197 & 215 & PT OF FIELDHOUSE 4TH LOT 192	Parcel or Identification number 20-06-05-306-012.000-012 06-05-306-012-012
Property Address (number and street, city, state, and ZIP code) 636 MOODY AVE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$550,000
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$92,700	LAND	\$92,700
STRUCTURES/ IMPROVEMENTS *	\$608,000	STRUCTURES/ IMPROVEMENTS *	\$164,800
TOTAL	\$700,700	TOTAL	\$257,500

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

202 JEFFERSON LLC
PO BOX 1484
ELKHART, IN 46515

Legal description MANNINGS S D BEARDS 1ST LOTS 100 101 LOT 1 (TIF 75)	Parcel or Identification number 20-06-05-328-010.000-012 06-05-328-010-012
Property Address (number and street, city, state, and ZIP code) 220 JEFFERSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$956,500
COST APPROACH VALUATION	\$151,900
INCOME CAPITALIZATION APPROACH VALUATION	\$547,200
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,100	LAND	\$13,100
STRUCTURES/IMPROVEMENTS *	\$184,600	STRUCTURES/IMPROVEMENTS *	\$138,800
TOTAL	\$197,700	TOTAL	\$151,900

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

HOCHSTETLER CONRAD
25065 AQUA DR
ELKHART, IN 46514-9236

Legal description BEARDS 115FT W END LOT 93 (TIF 75)	Parcel or Identification number 20-06-05-332-012.000-012 06-05-332-012-012
Property Address (number and street, city, state, and ZIP code) 230 W JACKSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$900,200
COST APPROACH VALUATION	\$316,400
INCOME CAPITALIZATION APPROACH VALUATION	\$515,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,900	LAND	\$13,900
STRUCTURES/IMPROVEMENTS *	\$402,300	STRUCTURES/IMPROVEMENTS *	\$302,500
TOTAL	\$416,200	TOTAL	\$316,400
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ENFIELD RAYMOND LEE TRUSTEE RAYMOND LEE
ENFIELD REVOCABLE TRUST
22216 COUNTY ROAD 10
ELKHART, IN 46514

Legal description BEARDSLEYS 2ND S&W LOT 147	Parcel or Identification number 20-06-05-334-019.000-012 06-05-334-019-012
Property Address (number and street, city, state, and ZIP code) 424 W LEXINGTON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$167,400
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$14,900	LAND	\$14,900
STRUCTURES/ IMPROVEMENTS *	\$202,800	STRUCTURES/ IMPROVEMENTS *	\$152,500
TOTAL	\$217,700	TOTAL	\$167,400

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ZIMMERMAN DEBORAH L
114 W BEARDSLEY AVE
ELKHART, IN 46514

Legal description BEARDS 1ST E1/2 N1/2 LOT 90	Parcel or Identification number 20-06-05-335-005.000-012 06-05-335-005-012
Property Address (number and street, city, state, and ZIP code) 301 W JACKSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$281,300
COST APPROACH VALUATION	\$98,000
INCOME CAPITALIZATION APPROACH VALUATION	\$160,900
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$1,600	LAND	\$1,600
STRUCTURES/IMPROVEMENTS *	\$123,000	STRUCTURES/IMPROVEMENTS *	\$96,400
TOTAL	\$124,600	TOTAL	\$98,000

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

GJ CAPITAL LLC
c/o 5 STAR PROPERTY MANAGERS
1849 W LINCOLN AVE
GOSHEN, IN 46526-5917

Legal description BEARDS 1ST LOT 89	Parcel or Identification number 20-06-05-336-001.000-012 06-05-336-001-012
Property Address (number and street, city, state, and ZIP code) 229 W JACKSON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$900,200
COST APPROACH VALUATION	\$188,700
INCOME CAPITALIZATION APPROACH VALUATION	\$515,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$14,200	LAND	\$14,200
STRUCTURES/ IMPROVEMENTS *	\$232,200	STRUCTURES/ IMPROVEMENTS *	\$174,500
TOTAL	\$246,400	TOTAL	\$188,700
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ROUNDSTONE FINANCIAL LLC
633 E RAY RD STE 108
GILBERT, AZ 85296

Legal description PT SW1/4 SEC 5 & PT SE1/4 SEC 6 & S1/2 VAC WACO ST & JOHNS RIV LOT 201 & STEPHENS PARK EX 8FT E SIDE LOT 19 TOTAL 7.417A	Parcel or Identification number 20-06-05-356-001.000-012 06-05-356-001-012
Property Address (number and street, city, state, and ZIP code) 677 STAMP DR, ELKHART, IN 46514	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$844,000
COST APPROACH VALUATION	\$1,180,300
INCOME CAPITALIZATION APPROACH VALUATION	\$482,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$102,700	LAND	\$102,700
STRUCTURES/ IMPROVEMENTS *	\$1,381,000	STRUCTURES/ IMPROVEMENTS *	\$380,100
TOTAL	\$1,483,700	TOTAL	\$482,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

HALL JOSHUA
6400 WINDCREST DR APT 1629
PLANO, TX 75024-3058

Legal description BEARDSLEYS 1ST W1/2 LOT 81	Parcel or Identification number 20-06-05-380-006.000-012 06-05-380-006-012
Property Address (number and street, city, state, and ZIP code) 328 W HIGH ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$140,500
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$11,200	LAND	\$11,200
STRUCTURES/IMPROVEMENTS *	\$171,800	STRUCTURES/IMPROVEMENTS *	\$129,300
TOTAL	\$183,000	TOTAL	\$140,500

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

KING JOHN W
24663 Copper Ridge Dr
Goshen, IN 465267649

Legal description SECOND SOUTH & WESTERN EX 75FT E END LOT 191,192	Parcel or Identification number 20-06-05-382-001.000-012 06-05-382-001-012
Property Address (number and street, city, state, and ZIP code) 608 W FRANKLIN, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$137,400
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$9,400	LAND	\$9,400
STRUCTURES/ IMPROVEMENTS *	\$170,300	STRUCTURES/ IMPROVEMENTS *	\$128,000
TOTAL	\$179,700	TOTAL	\$137,400

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

GOGO REAL ESTATE LLC
30 N GOULD
SHERIDAN, WY 82801

Legal description SECOND SOUTH & WESTERN LOT 169	Parcel or Identification number 20-06-05-383-005.000-012 06-05-383-005-012
Property Address (number and street, city, state, and ZIP code) 509 W HIGH ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$176,700
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$17,100	LAND	\$17,100
STRUCTURES/ IMPROVEMENTS *	\$386,500	STRUCTURES/ IMPROVEMENTS *	\$159,600
TOTAL	\$403,600	TOTAL	\$176,700

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

LAKNER GREGORY ALLAN TRUSTEE GREGORY ALLAN LAKNER TRUST
415 W High St Apt A
Elkhart, IN 465162839

Legal description SECOND SOUTH & WESTERN 50FT W SIDE LOT 173	Parcel or Identification number 20-06-05-384-005.000-012 06-05-384-005-012
Property Address (number and street, city, state, and ZIP code) 415 W HIGH ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$281,300
COST APPROACH VALUATION	\$168,500
INCOME CAPITALIZATION APPROACH VALUATION	\$160,900
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$12,700	LAND	\$12,700
STRUCTURES/IMPROVEMENTS *	\$207,200	STRUCTURES/IMPROVEMENTS *	\$148,200
TOTAL	\$219,900	TOTAL	\$160,900
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

INDIANA #413 LAND TRUST
304 S JONES BLVD #125
LAS VEGAS, NV 89107

Legal description SECOND SOUTH & WESTERN 27 1/2FT E SIDE LOT 208 27 1/2FT W SIDE LOT 209	Parcel or Identification number 20-06-05-388-002.000-012 06-05-388-002-012
Property Address (number and street, city, state, and ZIP code) 425 W FRANKLIN, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$281,300
COST APPROACH VALUATION	\$69,500
INCOME CAPITALIZATION APPROACH VALUATION	\$160,900
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,500	LAND	\$13,500
STRUCTURES/ IMPROVEMENTS *	\$74,500	STRUCTURES/ IMPROVEMENTS *	\$56,000
TOTAL	\$88,000	TOTAL	\$69,500

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

INDIANA #417 LAND TRUST
304 S JONES BLVD STE 125
LAS VEGAS, NV 89107

Legal description SECOND SOUTH & WESTERN 55FT E SIDE LOT 209	Parcel or Identification number 20-06-05-388-003.000-012 06-05-388-003-012
Property Address (number and street, city, state, and ZIP code) 417 W FRANKLIN, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$75,200
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,500	LAND	\$13,500
STRUCTURES/ IMPROVEMENTS *	\$81,900	STRUCTURES/ IMPROVEMENTS *	\$61,700
TOTAL	\$95,400	TOTAL	\$75,200
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

HERNANDEZ G PROPERTIES LLC (LC)
1949 ROLLING GREEN CIRCLE
SARASOTA, FL 34240

Legal description SECOND SOUTH & WESTERN 54 1/2X99FT SW COR LOT 223	Parcel or Identification number 20-06-05-389-012.000-012 06-05-389-012-012
Property Address (number and street, city, state, and ZIP code) 328 W MARION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$787,700
COST APPROACH VALUATION	\$187,200
INCOME CAPITALIZATION APPROACH VALUATION	\$450,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$5,300	LAND	\$5,300
STRUCTURES/IMPROVEMENTS *	\$239,000	STRUCTURES/IMPROVEMENTS *	\$181,900
TOTAL	\$244,300	TOTAL	\$187,200

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

STRAHM VIRGIL D & MARIE C
CO-TRUSTEES OF STRAHM TRUST
PO BOX 483
GOSHEN, IN 46527-0483

Legal description ORIG LOT 29 (TIF 75)	Parcel or Identification number 20-06-05-402-001.000-012 06-05-402-001-012
Property Address (number and street, city, state, and ZIP code) 130 N SECOND ST, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$900,200
COST APPROACH VALUATION	\$173,600
INCOME CAPITALIZATION APPROACH VALUATION	\$515,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$17,100	LAND	\$17,100
STRUCTURES/ IMPROVEMENTS *	\$208,200	STRUCTURES/ IMPROVEMENTS *	\$156,500
TOTAL	\$225,300	TOTAL	\$173,600

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

ELKHART FC LLC
1 INDIANA SQUARE SUITE 3000
INDIANAPOLIS, IN 46204-2063

Legal description PT N 1/ E 1/2 SEC 5 6.544A (TIF 177)	Parcel or Identification number 20-06-05-432-030.000-012 06-05-432-030-012
Property Address (number and street, city, state, and ZIP code) 318 ELKHART, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$16,856,900
COST APPROACH VALUATION	\$17,233,400
INCOME CAPITALIZATION APPROACH VALUATION	\$17,475,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$196,300	LAND	\$196,300
STRUCTURES/ IMPROVEMENTS *	\$22,189,000	STRUCTURES/ IMPROVEMENTS *	\$16,660,600
TOTAL	\$22,385,300	TOTAL	\$16,856,900

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

CHEROKEE ROSE PARTNERS LLC
116 Division St
Elkhart, IN 465163614

Legal description O L E 12 1/2 FT X 97 FT LOT 25 O L 82 1/2 X 97 FT SE COR LOT 26 (TIF 75)	Parcel or Identification number 20-06-05-478-013.000-012 06-05-478-013-012
Property Address (number and street, city, state, and ZIP code) 116 DIVISION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$132,500
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,500	LAND	\$13,500
STRUCTURES/IMPROVEMENTS *	\$158,200	STRUCTURES/IMPROVEMENTS *	\$115,300
TOTAL	\$171,700	TOTAL	\$128,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

DIVISION STREET FLATS LLC
116 STATE ST
ELKHART, IN 46516-3625

Legal description KIMB & CHAP EX EAST 49.75FT LOT 5 EX SO 5' ROW (TIF 75)	Parcel or Identification number 20-06-05-481-009.000-012 06-05-481-009-012
Property Address (number and street, city, state, and ZIP code) 117 DIVISION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$84,000
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$4,800	LAND	\$4,800
STRUCTURES/IMPROVEMENTS *	\$103,800	STRUCTURES/IMPROVEMENTS *	\$79,200
TOTAL	\$108,600	TOTAL	\$84,000

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

DIVISION STREET FLATS LLC
116 STATE ST
ELKHART, IN 46516-3625

Legal description KIMBALL & CHAPMANS W 24.5FT OF E 49.75FT LOT 5 EX SO 5' ROW (TIF 75)	Parcel or Identification number 20-06-05-481-010.000-012 06-05-481-010-012
Property Address (number and street, city, state, and ZIP code) 119 DIVISION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$75,600
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$3,600	LAND	\$3,600
STRUCTURES/IMPROVEMENTS *	\$94,500	STRUCTURES/IMPROVEMENTS *	\$72,000
TOTAL	\$98,100	TOTAL	\$75,600

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

DIVISION STREET FLATS LLC
116 STATE ST
ELKHART, IN 46516-3625

Legal description KIMBALL & CHAPMANS EAST 25.25FT LOT 5 EX SO 5' ROW (TIF 75)	Parcel or Identification number 20-06-05-481-011.000-012 06-05-481-011-012
Property Address (number and street, city, state, and ZIP code) 121 DIVISION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$81,000
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$3,600	LAND	\$3,600
STRUCTURES/IMPROVEMENTS *	\$101,700	STRUCTURES/IMPROVEMENTS *	\$77,400
TOTAL	\$105,300	TOTAL	\$81,000

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

310 DIVISION ST IN LLC
17305 32ND AVE N E
LAKE FOREST PARK, WA 98155

Legal description O L LOT 51 O L W1/2 LOT 52 (TIF 110)	Parcel or Identification number 20-06-05-484-013.000-012 06-05-484-013-012
Property Address (number and street, city, state, and ZIP code) 204 MIDDLEBURY, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$675,200
COST APPROACH VALUATION	\$270,600
INCOME CAPITALIZATION APPROACH VALUATION	\$386,300
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$18,600	LAND	\$18,600
STRUCTURES/IMPROVEMENTS *	\$335,200	STRUCTURES/IMPROVEMENTS *	\$252,000
TOTAL	\$353,800	TOTAL	\$270,600
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

SCHWERHA DUANE C
713 W Beardsley Ave
Elkhart, IN 465142233

Legal description N ELKHART LOT 57	Parcel or Identification number 20-06-06-279-011.000-012 06-06-279-011-012
Property Address (number and street, city, state, and ZIP code) 701 W BEARDSLEY, ELKHART, IN 46514	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$618,900
COST APPROACH VALUATION	\$130,300
INCOME CAPITALIZATION APPROACH VALUATION	\$354,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$14,500	LAND	\$1,500
STRUCTURES/ IMPROVEMENTS *	\$171,200	STRUCTURES/ IMPROVEMENTS *	\$128,800
TOTAL	\$185,700	TOTAL	\$130,300

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

310 DIVISION ST IN LLC
17305 32ND AVE NE
LAKE FOREST PARK, WA 98155

Legal description SPRING FOUNTAIN PLACE ADD LOT 1 & 2	Parcel or Identification number 20-06-06-478-007.000-012 06-06-478-007-012
Property Address (number and street, city, state, and ZIP code) 100 MICHIGAN, ELKHART, IN 46514	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$101,800
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$12,000	LAND	\$12,000
STRUCTURES/ IMPROVEMENTS *	\$119,400	STRUCTURES/ IMPROVEMENTS *	\$89,800
TOTAL	\$131,400	TOTAL	\$101,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

SYMBIOTIC SOLUTIONS LLC
2155 VERDUGO BLVD #320
MONTROSE, CA 910201653

Legal description TRACHSELS LOTS 3 & 4	Parcel or Identification number 20-06-07-209-003.000-012 06-07-209-003-012
Property Address (number and street, city, state, and ZIP code) 171 TROXEL AVE, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$225,100
COST APPROACH VALUATION	\$62,100
INCOME CAPITALIZATION APPROACH VALUATION	\$128,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$10,900	LAND	\$10,900
STRUCTURES/IMPROVEMENTS *	\$68,100	STRUCTURES/IMPROVEMENTS *	\$51,200
TOTAL	\$79,000	TOTAL	\$62,100

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

PANCHOS LAND DEVELOPMENT LLC
17431 COUNTY ROAD 22
GOSHEN, IN 46528

Legal description MATHER EVANS & SCOLES W1/2 LOT 411	Parcel or Identification number 20-06-08-105-013.000-012 06-08-105-013-012
Property Address (number and street, city, state, and ZIP code) 712 W MARION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$281,300
COST APPROACH VALUATION	\$107,000
INCOME CAPITALIZATION APPROACH VALUATION	\$160,900
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$3,900	LAND	\$3,900
STRUCTURES/IMPROVEMENTS *	\$115,500	STRUCTURES/IMPROVEMENTS *	\$103,100
TOTAL	\$119,400	TOTAL	\$107,000

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

LEE HOLDINGS LLC
18437 MOUNT ZION RD
CASSOPOLIS, MI 49031

Legal description MATH EV & SCLS W1/2 LOT 416	Parcel or Identification number 20-06-08-105-022.000-012 06-08-105-022-012
Property Address (number and street, city, state, and ZIP code) 614 W MARION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$119,200
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$9,200	LAND	\$9,200
STRUCTURES/IMPROVEMENTS *	\$146,300	STRUCTURES/IMPROVEMENTS *	\$110,000
TOTAL	\$155,500	TOTAL	\$119,200

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

PREMIER PROPERTY COMPANY LLC
221 US 20 UNIT E
MIDDLEBURY, IN 46540

Legal description BORNEMANS LOT 2	Parcel or Identification number 20-06-08-127-007.000-012 06-08-127-007-012
Property Address (number and street, city, state, and ZIP code) 501 W MARION, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$110,800
INCOME CAPITALIZATION APPROACH VALUATION	\$193,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$8,800	LAND	\$8,800
STRUCTURES/IMPROVEMENTS *	\$135,900	STRUCTURES/IMPROVEMENTS *	\$102,000
TOTAL	\$144,700	TOTAL	\$110,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

VASCO REALTY LLC
PO BOX 1742
ELKHART, IN 46515

Legal description BEARDSLEYS 3RD 31FT W SIDE LOT 294 6 1/2X120FT SE COR LOT 295	Parcel or Identification number 20-06-08-128-010.000-012 06-08-128-010-012
Property Address (number and street, city, state, and ZIP code) 519 PLETCHER, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$337,600
COST APPROACH VALUATION	\$68,300
INCOME CAPITALIZATION APPROACH VALUATION	\$39,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$6,900	LAND	\$6,900
STRUCTURES/IMPROVEMENTS *	\$71,900	STRUCTURES/IMPROVEMENTS *	\$32,200
TOTAL	\$78,800	TOTAL	\$39,100

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

GOGO REAL ESTATE LLC
30 N GOULD
SHERIDAN, WY 82801

Legal description L J & H P CHAPMANS LOT 8 (TIF 75)	Parcel or Identification number 20-06-08-230-016.000-012 06-08-230-016-012
Property Address (number and street, city, state, and ZIP code) 915 MAIN ST S, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$164,800
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$13,200	LAND	\$13,200
STRUCTURES/IMPROVEMENTS *	\$201,700	STRUCTURES/IMPROVEMENTS *	\$151,600
TOTAL	\$214,900	TOTAL	\$164,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

VASCO REALTY LLC
PO BOX 1742
ELKHART, IN 46515

Legal description STUDEBAKERS LOT 9 10 & 27	Parcel or Identification number 20-06-09-104-012.000-012 06-09-104-012-012
Property Address (number and street, city, state, and ZIP code) 921 MADISON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$562,700
COST APPROACH VALUATION	\$113,900
INCOME CAPITALIZATION APPROACH VALUATION	\$518,700
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$20,200	LAND	\$20,200
STRUCTURES/IMPROVEMENTS *	\$124,700	STRUCTURES/IMPROVEMENTS *	\$93,700
TOTAL	\$144,900	TOTAL	\$113,900
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

310 DIVISION ST IN LLC
17305 32ND AVE NE
LAKE FOREST PARK, WA 98155

Legal description HALLS 2ND K G LOT 51	Parcel or Identification number 20-06-09-126-007.000-012 06-09-126-007-012
Property Address (number and street, city, state, and ZIP code) 801 PRINCETON, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$450,100
COST APPROACH VALUATION	\$184,100
INCOME CAPITALIZATION APPROACH VALUATION	\$257,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$17,100	LAND	\$17,100
STRUCTURES/IMPROVEMENTS *	\$252,800	STRUCTURES/IMPROVEMENTS *	\$167,000
TOTAL	\$269,900	TOTAL	\$184,100

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

INDY ELKHART EOM LLC
C/O EMERALD EMPIRE
777 CHESTNUT RIDGE RD
CHESTNUT RIDGE, NY 10977

Legal description ON E LINE NW NW EX .365ASEC 10 4.475A	Parcel or Identification number 20-06-10-105-028.000-012 06-10-105-028-012
Property Address (number and street, city, state, and ZIP code) CLARINET BLVD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$6,496,100
COST APPROACH VALUATION	\$1,704,200
INCOME CAPITALIZATION APPROACH VALUATION	\$2,428,200
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$134,300	LAND	\$134,300
STRUCTURES/IMPROVEMENTS *	\$2,338,900	STRUCTURES/IMPROVEMENTS *	\$1,569,900
TOTAL	\$2,473,200	TOTAL	\$1,704,200

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

INDY ELKHART EOM LLC
C/O EMERALD EMPIRE
777 CHESTNUT RIDGE RD
CHESTNUT RIDGE, NY 10977

Legal description IN W 1/2 NE NW EX ..175A SEC 10 2.875A	Parcel or Identification number 20-06-10-126-084.000-011 06-10-126-084-011
Property Address (number and street, city, state, and ZIP code) CLARINET BLVD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$1,319,700
COST APPROACH VALUATION	\$441,100
INCOME CAPITALIZATION APPROACH VALUATION	\$491,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$86,300	LAND	\$86,300
STRUCTURES/ IMPROVEMENTS *	\$527,700	STRUCTURES/ IMPROVEMENTS *	\$354,800
TOTAL	\$614,000	TOTAL	\$441,100
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

20 EAST ELKHART LLC
3039 N POST RD STE 1200
INDIANAPOLIS, IN 46226

Legal description PT IN SE1/4 NE1/4 SEC 10 5.02A	Parcel or Identification number 20-06-10-276-005.000-011 06-10-276-005-011
Property Address (number and street, city, state, and ZIP code) 2125 TOLEDO RD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$4,275,900
COST APPROACH VALUATION	\$901,700
INCOME CAPITALIZATION APPROACH VALUATION	\$1,418,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$156,000	LAND	\$156,000
STRUCTURES/IMPROVEMENTS *	\$991,800	STRUCTURES/IMPROVEMENTS *	\$745,700
TOTAL	\$1,147,800	TOTAL	\$901,700
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

20 EAST ELKHART LLC
3039 N POST RD STE 1200
INDIANAPOLIS, IN 46226

Legal description PT SE1/4 NE1/4 SEC 10 5.07A	Parcel or Identification number 20-06-10-276-007.000-011 06-10-276-007-011
Property Address (number and street, city, state, and ZIP code) 2125 TOLEDO RD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$4,275,900
COST APPROACH VALUATION	\$943,100
INCOME CAPITALIZATION APPROACH VALUATION	\$1,418,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$152,100	LAND	\$152,100
STRUCTURES/IMPROVEMENTS *	\$1,052,200	STRUCTURES/IMPROVEMENTS *	\$791,000
TOTAL	\$1,204,300	TOTAL	\$943,100

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

20 EAST ELKHART LLC
3039 N POST RD STE 1200
INDIANAPOLIS, IN 46226

Legal description PT IN SE1/4 NE1/4 SEC 10 4.88A	Parcel or Identification number 20-06-10-276-009.000-011 06-10-276-009-011
Property Address (number and street, city, state, and ZIP code) 2125 TOLEDO RD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$4,275,900
COST APPROACH VALUATION	\$1,081,500
INCOME CAPITALIZATION APPROACH VALUATION	\$1,418,000
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$146,400	LAND	\$146,400
STRUCTURES/IMPROVEMENTS *	\$1,243,500	STRUCTURES/IMPROVEMENTS *	\$935,100
TOTAL	\$1,389,900	TOTAL	\$1,081,500
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RETREAT AT ELKHART LLC UND 71.1905% & FD KINCHELOE
KINROSS MICHIGAN 4947 W M80LLC ET AL
320 E 90TH DR
MERRILVILLE, IN 46410-7188

Legal description 979.74X541.21X623.48X814.39FT -1250.87FT ON US 20 FROM SE COR NW EX 5.196A EX 3.17A SEC 11 3.129A	Parcel or Identification number 20-06-11-151-009.000-011 06-11-151-009-011
Property Address (number and street, city, state, and ZIP code) 2801 TOLEDO RD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$2,960,200
COST APPROACH VALUATION	\$1,459,200
INCOME CAPITALIZATION APPROACH VALUATION	\$1,693,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$93,900	LAND	\$93,900
STRUCTURES/IMPROVEMENTS *	\$1,447,100	STRUCTURES/IMPROVEMENTS *	\$1,365,300
TOTAL	\$1,541,000	TOTAL	\$1,459,200
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RETREAT AT ELKHART LLC UND 71.1905% & FD KINCHELOE
KINROSS MICHIGAN 4947 W M80LLC ET AL
320 E 90TH DR
MERRILVILLE, IN 46410-7188

Legal description IN SE COR W1/2 NW1/4 EX 1.50A SEC 11	3.696A	Parcel or Identification number 20-06-11-151-010.000-011 06-11-151-010-011
Property Address (number and street, city, state, and ZIP code) 2801 TOLEDO RD, ELKHART, IN 46516		

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SALES COMPARISON APPROACH VALUATION	\$2,466,900
COST APPROACH VALUATION	\$1,519,300
INCOME CAPITALIZATION APPROACH VALUATION	\$1,411,400
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$108,500	LAND	\$108,500
STRUCTURES/ IMPROVEMENTS *	\$1,432,500	STRUCTURES/ IMPROVEMENTS *	\$1,302,900
TOTAL	\$1,541,000	TOTAL	\$1,411,400
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RETREAT AT ELKHART LLC UND 71.1905% & FD KINCHELOE
KINROSS MICHIGAN 4947 W M80LLC ET AL
320 E 90TH DR
MERRILLVILLE, IN 46410-7188

Legal description 322.81FT OFF N END W1/2 SW1/4 EX 7.715A SEC 11 2.285A	Parcel or Identification number 20-06-11-304-032.000-011 06-11-304-032-011
Property Address (number and street, city, state, and ZIP code) TOLEDO RD, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$20,138,000
COST APPROACH VALUATION	\$1,094,000
INCOME CAPITALIZATION APPROACH VALUATION	\$1,223,200
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$68,600	LAND	\$68,600
STRUCTURES/ IMPROVEMENTS *	\$1,147,900	STRUCTURES/ IMPROVEMENTS *	\$1,025,400
TOTAL	\$1,216,500	TOTAL	\$1,094,000

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RETREAT AT ELKHART LLC UND 71.1905% & FD KINCHELOE
KINROSS MICHIGAN 4947 W M80LLC ET AL
320 E 90TH DR
MERRILLVILLE, IN 46410-7188

Legal description ON N END W1/2 SW1/4 SEC 11	7.715A	Parcel or Identification number 20-06-11-304-033.000-011 06-11-304-033-011
Property Address (number and street, city, state, and ZIP code) TOLEDO RD, ELKHART, IN 46516		

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$6,418,600
COST APPROACH VALUATION	\$3,251,700
INCOME CAPITALIZATION APPROACH VALUATION	\$3,669,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$231,500	LAND	\$231,500
STRUCTURES/ IMPROVEMENTS *	\$3,580,300	STRUCTURES/ IMPROVEMENTS *	\$3,020,200
TOTAL	\$3,811,800	TOTAL	\$3,251,700
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

EDWARD ROSE DEVELOPMENT CO LLC
PO Box 3015
Kalamazoo, MI 490033015

Legal description PT E1/2 W1/2 SW1/4 EX .07A EX .735A FOR RD SEC 12 17.246A	Parcel or Identification number 20-06-12-354-012.000-009 06-12-354-012-009
Property Address (number and street, city, state, and ZIP code) 22850 PINE ARBOR DR, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$12,837,200
COST APPROACH VALUATION	\$6,262,800
INCOME CAPITALIZATION APPROACH VALUATION	\$8,156,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$339,200	LAND	\$251,000
STRUCTURES/IMPROVEMENTS *	\$9,197,700	STRUCTURES/IMPROVEMENTS *	\$6,011,800
TOTAL	\$9,536,900	TOTAL	\$6,262,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

EDWARD ROSE DEVELOPMENT CO LLC
PO Box 3015
Kalamazoo, MI 490033015

Legal description PT E1/2 SW1/4 EX .735A FOR RD SEC 12 36.412A	Parcel or Identification number 20-06-12-376-012.000-009 06-12-376-012-009
Property Address (number and street, city, state, and ZIP code) 22538 PINE ARBOR DR, ELKHART, IN 46516	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$26,662,000
COST APPROACH VALUATION	\$13,955,800
INCOME CAPITALIZATION APPROACH VALUATION	\$16,941,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$837,500	LAND	\$837,500
STRUCTURES/ IMPROVEMENTS *	\$17,859,000	STRUCTURES/ IMPROVEMENTS *	\$13,118,300
TOTAL	\$18,696,500	TOTAL	\$13,955,800

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

COLONIAL ARMS LLC 58.34% & DK LECHATEAU LLC
2.78% & GK CHATEAU WILDWOOD LLC 9.74% ET AL
900 BROADWAY SUITE B
CHESTERTON, IN 46304

Legal description PT NW NW CORNER EX 21X300FT N END EX 53X300 N E COR LOT 10 SEC 16 4.49A	Parcel or Identification number 20-06-16-181-002.000-012 06-16-181-002-012
Property Address (number and street, city, state, and ZIP code) 2621 DECAMP, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$6,660,500
COST APPROACH VALUATION	\$500,000
INCOME CAPITALIZATION APPROACH VALUATION	\$2,607,300
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$112,300	LAND	\$112,300
STRUCTURES/IMPROVEMENTS *	\$1,359,800	STRUCTURES/IMPROVEMENTS *	\$387,700
TOTAL	\$1,472,100	TOTAL	\$500,000

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RIDGEWOOD ELKHART LLC
3039 N POST RD
INDIANAPOLIS, IN 46226

Legal description PT N1/2 E1/2 SW1/4 660FT W OF NE COR 335X650FT SEC 16 5.00A	Parcel or Identification number 20-06-16-326-002.000-011 06-16-326-002-011
Property Address (number and street, city, state, and ZIP code) 2701 RIDGEWOOD, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$5,673,800
COST APPROACH VALUATION	\$972,000
INCOME CAPITALIZATION APPROACH VALUATION	\$1,769,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$125,000	LAND	\$125,000
STRUCTURES/IMPROVEMENTS *	\$1,287,200	STRUCTURES/IMPROVEMENTS *	\$847,000
TOTAL	\$1,412,200	TOTAL	\$972,000
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RIDGEWOOD ELKHART LLC
3039 N POST RD
INDIANAPOLIS, IN 46226

Legal description PT N1/2 E1/2 SW1/4 SEC 16 2.171A	Parcel or Identification number 20-06-16-326-004.000-011 06-16-326-004-011
Property Address (number and street, city, state, and ZIP code) 520 HIVELY, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$3,947,000
COST APPROACH VALUATION	\$729,900
INCOME CAPITALIZATION APPROACH VALUATION	\$1,230,700
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$54,300	LAND	\$54,300
STRUCTURES/IMPROVEMENTS *	\$898,700	STRUCTURES/IMPROVEMENTS *	\$675,600
TOTAL	\$953,000	TOTAL	\$729,900
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

RIDGEWOOD ELKHART LLC
3039 N POST RD
INDIANAPOLIS, IN 46226

Legal description PT N1/2 E1/2 SW1/4 SEC 16 2.690A	Parcel or Identification number 20-06-16-326-006.000-011 06-16-326-006-011
Property Address (number and street, city, state, and ZIP code) 2710 E TURNER DR, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2): If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6979>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b). NOTE: Failure to file a timely Form 130 can be grounds for dismissal of an appeal.

SALES COMPARISON APPROACH VALUATION	\$4,193,700
COST APPROACH VALUATION	\$669,700
INCOME CAPITALIZATION APPROACH VALUATION	\$1,307,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$67,300	LAND	\$67,300
STRUCTURES/IMPROVEMENTS *	\$978,300	STRUCTURES/IMPROVEMENTS *	\$602,400
TOTAL	\$1,045,600	TOTAL	\$669,700
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

BANK CALUMET AS TRUSTEE ATTN PONNEZHAN AUGUSTINE
147 W Cobblestone Dr
Crete, IL 604176305

Legal description IN NW SW SW 283FT N SIDE MISH RD SEC 17 5.884A	Parcel or Identification number 20-06-17-352-001.000-011 06-17-352-001-011
Property Address (number and street, city, state, and ZIP code) 1000 MISHAWAKA RD, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$5,920,500
COST APPROACH VALUATION	\$762,000
INCOME CAPITALIZATION APPROACH VALUATION	\$1,963,400
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$155,500	LAND	\$155,500
STRUCTURES/ IMPROVEMENTS *	\$844,000	STRUCTURES/ IMPROVEMENTS *	\$606,500
TOTAL	\$999,500	TOTAL	\$762,000
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

BANK CALUMET AS TRUSTEE ATTN PONNEZHAN AUGUSTINE
147 W Cobblestone Dr
Crete, IL 604176305

Legal description IN NE SE 16 1/2X40-32 1/2R W OF NE COR SEC 17 4A	Parcel or Identification number 20-06-17-427-002.000-011 06-17-427-002-011
Property Address (number and street, city, state, and ZIP code) 123 W HIVELEY, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$13,567,800
COST APPROACH VALUATION	\$2,200,700
INCOME CAPITALIZATION APPROACH VALUATION	\$4,582,500
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$95,400	LAND	\$95,400
STRUCTURES/IMPROVEMENTS *	\$2,800,000	STRUCTURES/IMPROVEMENTS *	\$2,105,300
TOTAL	\$2,895,400	TOTAL	\$2,200,700
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

STRATFORD COMMONS A MASS c/o APT Management Inc.
500 W Cummings Park Ste 6050
Woburn, MA 018016547

Legal description PT E1/2 NE1/4 478.50FT N OF SE COR SEC 18 (TIF 99) 11.250A	Parcel or Identification number 20-06-18-277-027.000-011 06-18-277-027-011
Property Address (number and street, city, state, and ZIP code) 2537 OAKLAND, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$13,074,400
COST APPROACH VALUATION	\$2,122,500
INCOME CAPITALIZATION APPROACH VALUATION	\$5,118,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$234,500	LAND	\$234,500
STRUCTURES/IMPROVEMENTS *	\$2,511,100	STRUCTURES/IMPROVEMENTS *	\$1,888,000
TOTAL	\$2,745,600	TOTAL	\$2,122,500

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

EDWARD ROSE OF INDIANA IND LTD PT OF OAKLAND CO
PO Box 3015
Kalamazoo, MI 490033015

Legal description PT W1/2 SE1/4 SEC 17 & E1/2 NW1/4 & W1/2 NE1/4 EX 3.519A (RD) EX .001A ROW EX .001A ROW SEC 20 37.117A	Parcel or Identification number 20-06-20-128-007.000-011 06-20-128-007-011
Property Address (number and street, city, state, and ZIP code) 3314 MISHAWAKA RD, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$58,053,700
COST APPROACH VALUATION	\$17,202,900
INCOME CAPITALIZATION APPROACH VALUATION	\$22,641,800
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$1,039,100	LAND	\$1,039,100
STRUCTURES/ IMPROVEMENTS *	\$11,205,600	STRUCTURES/ IMPROVEMENTS *	\$16,163,800
TOTAL	\$12,244,700	TOTAL	\$17,202,900

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

KD ELKHART LLC
3225 MACOMBER DR
PEBBLE BEACH, CA 93953

Legal description IN NW COR NE1/4 EX .455A SEC 21 19.65A	Parcel or Identification number 20-06-21-201-002.000-011 06-21-201-002-011
Property Address (number and street, city, state, and ZIP code) 1200 BURR OAK CT., ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$34,536,200
COST APPROACH VALUATION	\$3,917,200
INCOME CAPITALIZATION APPROACH VALUATION	\$10,320,100
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$510,500	LAND	\$510,500
STRUCTURES/ IMPROVEMENTS *	\$4,530,800	STRUCTURES/ IMPROVEMENTS *	\$3,406,700
TOTAL	\$5,041,300	TOTAL	\$3,917,200

County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024
Assessing Official Christopher Dickinson		Telephone number (574)523-2217
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514		



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R1 / 4-24)

Prescribed by Department of Local Government Finance

FORM 11-A

Christopher Dickinson
59462 County Road 7
Elkhart, IN 46514

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

June 16, 2025

KD ELKHART LLC
3225 MACOMBER DR
PEBBLE BEACH, CA 93953

Legal description PT NE1/4 SEC 21 19.842A	Parcel or Identification number 20-06-21-201-003.000-011 06-21-201-003-011
Property Address (number and street, city, state, and ZIP code) PLEASANT PLAIN, ELKHART, IN 46517	

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. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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SALES COMPARISON APPROACH VALUATION	\$15,623,500
COST APPROACH VALUATION	\$4,650,500
INCOME CAPITALIZATION APPROACH VALUATION	\$4,668,600
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2024	
LAND	\$496,000	LAND	\$496,000
STRUCTURES/IMPROVEMENTS *	\$5,525,100	STRUCTURES/IMPROVEMENTS *	\$4,154,500
TOTAL	\$6,021,100	TOTAL	\$4,650,500
County Elkhart	Township CONCORD TOWNSHIP	Date of Notice (month, day, year) 5/1/2024	
Assessing Official Christopher Dickinson		Telephone number (574)523-2217	
Address (number and street, city, state and ZIP code) 59462 County Road 7, Elkhart, IN 46514			