

Madison Township  
Monroeville, IN

**32<sup>±</sup>**  
*acres*

Offered in 2 Tracts

# EAST ALLEN COUNTY FARM AUCTION

Thursday, October 1 • 6pm

Auction Held at the Hoagland  
Community Park Center



# INFORMATION BOOK



ONLINE BIDDING AVAILABLE

**SCHRADER**  
REAL ESTATE & AUCTION

260.749.0445 | 866.340.0445 | [www.SchraderFortWayne.com](http://www.SchraderFortWayne.com) | [www.SchraderAuction.com](http://www.SchraderAuction.com)

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLERS:** Ellen Rohrbach, Marilyn Perry & Gregg Perry



**SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC**

7009 N River Rd, Fort Wayne, IN 46815

**260-749-0445 • 866-340-0445**

**www.SchraderFortWayne.com • www.SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts & as a total 32± acre unit. There will be open bidding on both tracts & the whole during the auction as determined by the Auctioneer. Bids on tracts & the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing subject to tenant farmers rights for fall 2026 harvest.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2027 & thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new survey has been ordered. Seller & successful bidder shall each pay half (50:50) of the cost of the survey.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**Auction Manager: Michael L. Roy • 260.437.5428 #AU08602044, #RB14049188**

**Schrader Real Estate & Auction of Fort Wayne, LLC**

# BOOKLET INDEX

|                          |         |
|--------------------------|---------|
| • REGISTRATION FORMS     | PAGE 4  |
| • LOCATION & TRACT MAPS  | PAGE 9  |
| • SOILS & TOPOGRAPHY MAP | PAGE 13 |
| • FSA INFORMATION MAP    | PAGE 17 |
| • TAX INFORMATION        | PAGE 21 |
| • PHOTOS                 | PAGE 31 |



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, OCTOBER 1, 2026**

**32± ACRES – ALLEN COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, September 24, 2026.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**32± Acres • Allen County, Indiana**  
**Thursday, October 1, 2026**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 1, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 24, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

# **LOCATION & TRACT MAPS**

# LOCATION MAP



**AUCTION LOCATION:** Hoagland Community Park Center, 11320 Hoagland Rd, Hoagland IN 46745

**PROPERTY LOCATION:** 16000 block of Massillon Rd, Monroeville, IN 46773 (near the corner of Barkley Rd)

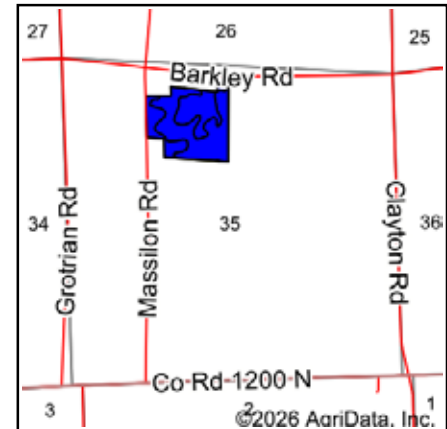
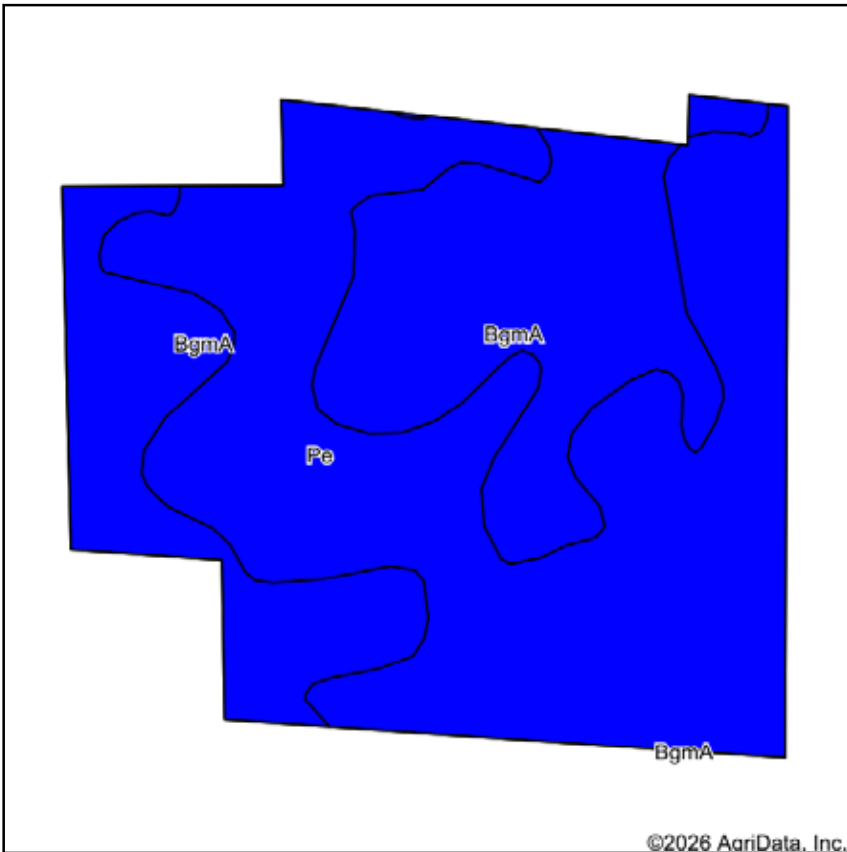
# TRACT MAP





# **SOILS & TOPOGRAPHY MAPS**

# SOILS MAP



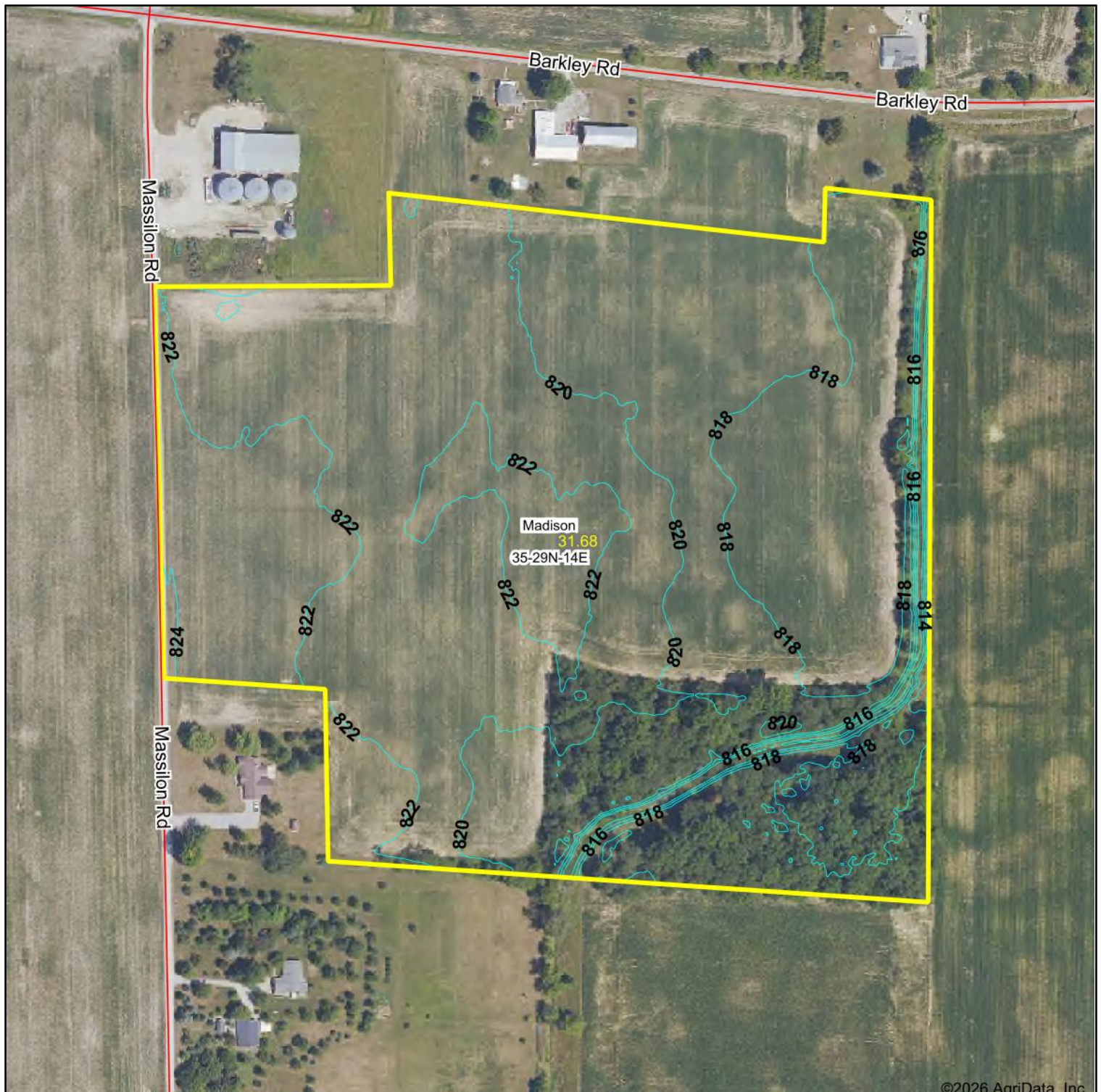
State: **Indiana**  
 County: **Allen**  
 Location: **35-29N-14E**  
 Township: **Madison**  
 Acres: **31.68**  
 Date: **8/19/2026**



Soils data provided by USDA and NRCS.

| Area Symbol: IN003, Soil Area Version: 27 |                                                         |       |                  |                      |               |         |                       |                          |             |                 |
|-------------------------------------------|---------------------------------------------------------|-------|------------------|----------------------|---------------|---------|-----------------------|--------------------------|-------------|-----------------|
| Code                                      | Soil Description                                        | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn Bu | Grass legume hay Tons | Grass legume pasture AUM | Soybeans Bu | Winter wheat Bu |
| Pe                                        | Pewamo silty clay loam, 0 to 1 percent slopes           | 18.87 | 59.6%            |                      | Ilw           | 157     | 5                     | 11                       | 47          | 64              |
| BgmA                                      | Blount silt loam, ground moraine, 0 to 2 percent slopes | 12.81 | 40.4%            |                      | Ilw           | 141     | 5                     | 9                        | 45          | 63              |
| Weighted Average                          |                                                         |       |                  |                      | 2.00          | 150.5   | 5                     | 10.2                     | 46.2        | 63.6            |

# TOPOGRAPHY CONTOURS MAP



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 810.2

Max: 824.6

Range: 14.4

Average: 819.8

Standard Deviation: 2.17 ft

0ft 268ft 536ft



8/19/2026

35-29N-14E  
Allen County  
Indiana

Boundary Center: 40° 55' 54.6, -84° 54' 45.36

Maps Provided By



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www.AgriDataInc.com



# **FSA INFORMATION**

# FSA INFORMATION

INDIANA

ALLEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10326

Prepared : 8/21/26 12:08 PM CST

Crop Year : 2026

Operator Name : GREGG PERRY  
CRP Contract Number(s) : None  
Recon ID : 18-003-2012-173  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP  | EWP            | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 33.77              | 25.70              | 25.70                  | 0.00 | 0.00           | 0.00 | 0.00 | 0.0       | Active               | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland |      | Double Cropped |      | CRP  | MPL       | DCP Ag.Rel. Activity | SOD              |
| 0.00               | 0.00               | 25.70                  |      | 0.00           |      | 0.00 | 0.00      | 0.00                 | 0.00             |

### Crop Election Choice

| ARC Individual           | ARC County           | Price Loss Coverage           |
|--------------------------|----------------------|-------------------------------|
| None                     | None                 | None                          |
| ARC Individual - Default | ARC County - Default | Price Loss Coverage - Default |
| None                     | CORN, SOYBN          | None                          |

### DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn         | 6.35         | 0.00                        | 110       |     |
| Soybeans     | 19.05        | 0.00                        | 45        |     |
| <b>TOTAL</b> | <b>25.40</b> | <b>0.00</b>                 |           |     |

### NOTES

|  |
|--|
|  |
|--|

Tract Number : 14197  
Description : M13/1B MADISON TWP SEC 35 BARKLEY RD E OF GROTRIAN  
FSA Physical Location : INDIANA/ALLEN  
ANSI Physical Location : INDIANA/ALLEN  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : GREGG PERRY, MRS ELLEN ROHRBACH, MARILYN J PERRY  
Other Producers : None  
Recon ID : 18-003-2012-172

# FSA INFORMATION

INDIANA  
ALLEN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 10326

Prepared : 8/21/26 12:08 PM CST

Crop Year : 2026

### Tract Land Data

Tract 14197 Continued ...

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 33.77              | 25.70              | 25.70                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 25.70                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00      |

### DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
| Corn      | 6.35       | 0.00                        | 110       |
| Soybeans  | 19.05      | 0.00                        | 45        |

**TOTAL** **25.40** **0.00**

### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# FSA INFORMATION

USDA Allen County  
Indiana

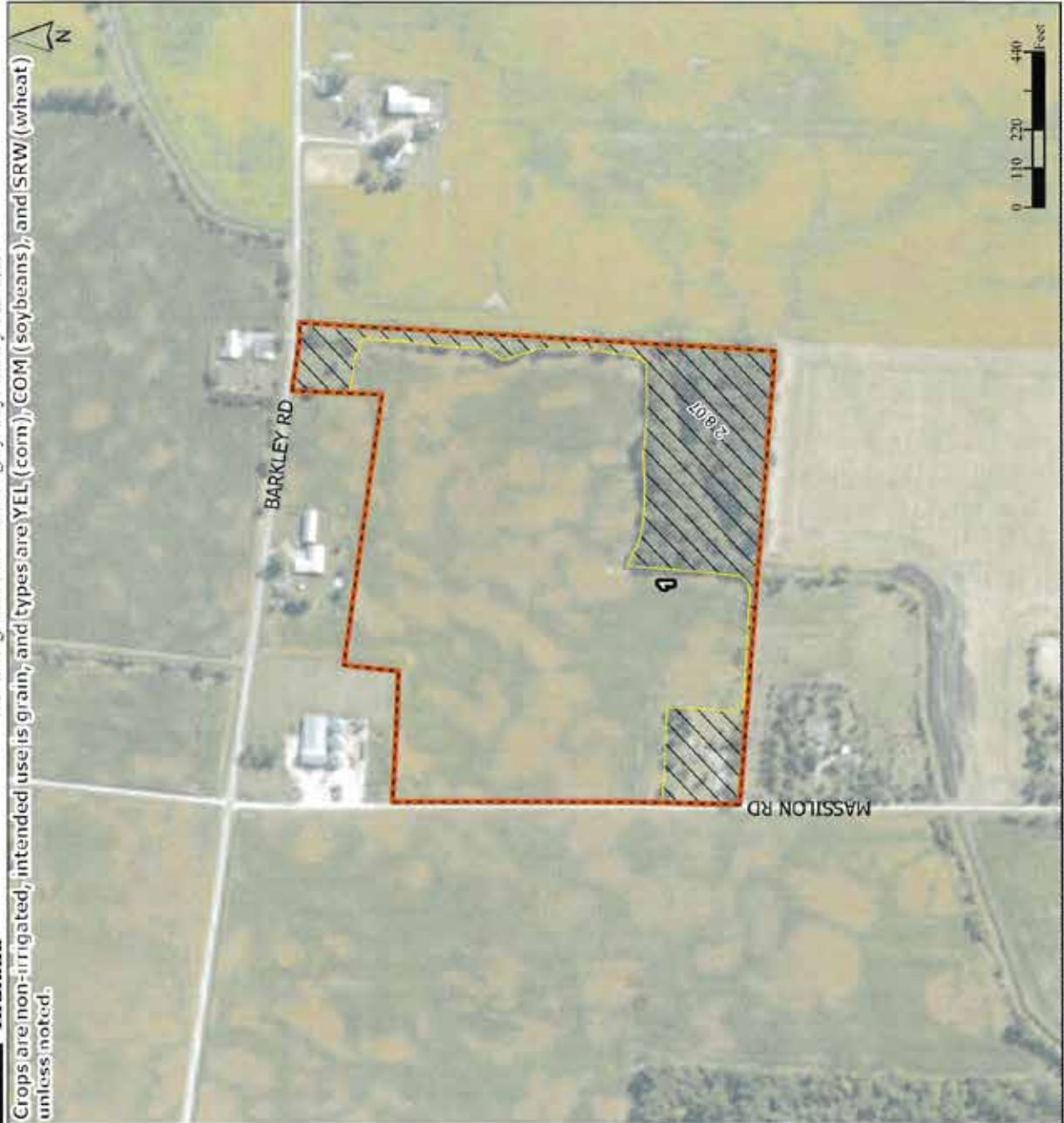
Farm 10326 Tract 14197

2026 Program Year 2024 Imagery Phy. County: Allen, IN

Map's created 04-02-2026

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

| CLU | Acres | HEL     | Crop |
|-----|-------|---------|------|
| 1   | 25.7  | NHEL    |      |
| 2   | 8.07  | UHEL NC |      |



Tract Cropland Total: 25.70 acres

Legend:  
 Tract Boundary  
 Non-cropland  
 Cropland  
 County  
 Street  
 Wetland Determination  
 Acreage  
 Limited Access  
 Swamp Land Conservation Program  
 Private Land

USDA FSA maps are for FSA Programs administration only. This map does not represent a legal survey or reflect actual owner title, neither it depicts the information provided directly from the producer and/or the MAP imagery. The producer accepts the data as is, and assumes all risks associated with its use. The USDA FSA Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland determinations do not represent the size, shape, or specific determination of the area. Refer to your official determination (CPN-020 and standard notes) for exact boundaries and determinations or contact NRCS.

# **TAX INFORMATION**

|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                |  |                                  |  |                                  |  |                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--|----------------------------------|--|----------------------------------|--|----------------------------------|--|
| <div>02-19-35-100-004.000-050</div> <div>Parcel Number</div> <div>02-19-35-100-004.000-050</div> <div>Local Parcel Number</div> <div>19-0035-0003</div> <div>Tax ID:</div>                                                                                                                                                                                                               | General Information                                                                            |  | Ownership                        |  | Transfer of Ownership            |  | Notes                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | Perry Gregg B & Rohrbach Ellen J                                                               |  | Perry Gregg B & Rohrbach Ellen J |  | Perry Gregg B & Rohrbach Ellen J |  | Perry Gregg B & Rohrbach Ellen J |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 16772 Massillon Rd                                                                             |  | 16772 Massillon Rd               |  | 16772 Massillon Rd               |  | 16772 Massillon Rd               |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | Montroeville, IN 46773                                                                         |  | Montroeville, IN 46773           |  | Montroeville, IN 46773           |  | Montroeville, IN 46773           |  |
| <div>02-19-35-100-004.000-050</div> <div>Routing Number</div> <div>- - -</div> <div>Property Class 100</div> <div>Vacant Land</div> <div>Year: 2026</div>                                                                                                                                                                                                                                | Legal                                                                                          |  | Assessment Year                  |  | Reason For Change                |  | As Of Date                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | N End E 1/2 NW 1/4 Sec 35 Ex Cemetery & Ex 3.70                                                |  | 2026                             |  | WIP                              |  | 01/13/2026                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | ANW Corner & Ex S 285.16' of W 285' & Ex Tracts                                                |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
| <div>02-19-35-100-004.000-050</div> <div>County</div> <div>Allen</div> <div>Township</div> <div>MADISON TOWNSHIP</div> <div>District 050 (Local 019)</div> <div>050 MADISON (19)</div> <div>School Corp 0255</div> <div>EAST ALLEN COUNTY</div> <div>Neighborhood 501003-050</div> <div>AG/RURAL RES HOMESITES 01 0</div>                                                                | Location Information                                                                           |  | Assessment Year                  |  | Reason For Change                |  | As Of Date                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | WIP                              |  | 01/13/2026                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
| <div>02-19-35-100-004.000-050</div> <div>Section/Plat</div> <div>0035</div> <div>Location Address (1)</div> <div>MASSILON RD</div> <div>MONROEVILLE, IN 46773</div>                                                                                                                                                                                                                      | Valuation Records (Work in Progress values are not certified values and are subject to change) |  | Assessment Year                  |  | Reason For Change                |  | As Of Date                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | WIP                              |  | 01/13/2026                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
| <div>02-19-35-100-004.000-050</div> <div>Zoning</div> <div>Subdivision</div> <div>Lot</div> <div>Market Model</div> <div>N/A</div>                                                                                                                                                                                                                                                       | Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')               |  | Assessment Year                  |  | Reason For Change                |  | As Of Date                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | WIP                              |  | 01/13/2026                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
| <div>02-19-35-100-004.000-050</div> <div>Characteristics</div> <div>Topography</div> <div>Flood Hazard</div> <div>Level</div> <div>Public Utilities</div> <div>Electricity</div> <div>Streets or Roads</div> <div>Unpaved</div> <div>Neighborhood Life Cycle Stage</div> <div>Other</div> <div>Printed</div> <div>Wednesday, April 8, 2026</div> <div>Review Group</div> <div>2023</div> | Land Computations                                                                              |  | Assessment Year                  |  | Reason For Change                |  | As Of Date                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | WIP                              |  | 01/13/2026                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                          | 2026                                                                                           |  | 2026                             |  | AA                               |  | Indiana Cost Mod                 |  |

# TAX INFORMATION

Low Tax Info

<https://lowtaxinfo.com/allencounty/1962305-2026>



LowTaxInfo



## Massilon Rd

Monroeville, IN 46773

Perry Gregg B & Rohrbach  
Ellen J & Perry Marilyn J Und  
1/3 Each

16772 Massilon Rd  
Monroeville, IN 46773

Spring Due by 05/11/2026: \$0.00

Fall Due by 11/10/2026: \$364.33

**\$364.33**

Total Due ⓘ



Allen County

Powered by Esri

## Property Information

Tax Year/Pay Year

2025 / 2026

Parcel Number

02-19-35-100-004.000-050

Duplicate Number

1962305

Property Type

Real

Tax Unit / Description

50 - Madison

Property Class

AGRICULTURAL - VACANT LAND

Mortgage Company

None

# TAX INFORMATION

Low Tax Info

<https://lowtaxinfo.com/allencounty/1962305-2026>

|                                                 |                                                  |
|-------------------------------------------------|--------------------------------------------------|
| TIF                                             | A NW Corner & Ex S 295.16' of W 296' & Ex Tracts |
| None                                            |                                                  |
| Section-Township-Range                          |                                                  |
| Homestead Credit Filed?                         | 0035, 0029, 14                                   |
| No                                              |                                                  |
| Parcel Acres                                    |                                                  |
| Over 65 Circuit Breaker?                        | 32.438                                           |
| No                                              |                                                  |
| Lot Number                                      |                                                  |
| Legal Description                               | No Info                                          |
| Note: Not to be used on legal documents         |                                                  |
| N End E 1/2 NW 1/4 Sec 35 Ex Cemetery & Ex 3.70 |                                                  |
| Block/Subdivision                               |                                                  |
| No info                                         |                                                  |

## Billing

### Detail

|                     | Tax Bill | Adjustments | Balance  |
|---------------------|----------|-------------|----------|
| Spring Tax:         | \$364.33 | \$0.00      | \$364.33 |
| Spring Penalty:     | \$0.00   | \$0.00      | \$0.00   |
| Spring Annual:      | \$0.00   | \$0.00      | \$0.00   |
| Fall Tax:           | \$364.33 | \$0.00      | \$364.33 |
| Fall Penalty:       | \$0.00   | \$0.00      | \$0.00   |
| Fall Annual:        | \$0.00   | \$0.00      | \$0.00   |
| Delq NTS Tax:       | \$0.00   | \$0.00      | \$0.00   |
| Delq NTS Pen:       | \$0.00   | \$0.00      | \$0.00   |
| Delq TS Tax:        | \$0.00   | \$0.00      | \$0.00   |
| Delq TS Pen:        | \$0.00   | \$0.00      | \$0.00   |
| Other Assess:       | \$0.00   | \$0.00      | \$0.00   |
| Late Fine:          | \$0.00   | \$0.00      | \$0.00   |
| Late Penalty:       | \$0.00   | \$0.00      | \$0.00   |
| Demand Fee:         | \$0.00   | \$0.00      | \$0.00   |
| Jdg Tax/Pen/Int:    | \$0.00   | \$0.00      | \$0.00   |
| Judgement Fee:      | \$0.00   | \$0.00      | \$0.00   |
| Advert Fee:         | \$0.00   | \$0.00      | \$0.00   |
| Tax Sale Fee:       | \$0.00   | \$0.00      | \$0.00   |
| NSF Fee:            | \$0.00   | \$0.00      | \$0.00   |
| Certified to Court: | \$0.00   | \$0.00      | \$0.00   |
| LIT Credits:        | \$48.75  | \$0.00      | \$48.75  |

# TAX INFORMATION

Low Tax Info

<https://lowtaxinfo.com/allencounty/1962305-2026>

|                         | Tax Bill | Adjustments | Balance  |
|-------------------------|----------|-------------|----------|
| PTRC:                   | \$0.00   | \$0.00      | \$0.00   |
| HMST Credit:            | \$0.00   | \$0.00      | \$0.00   |
| Circuit Breaker Credit: | \$0.00   | \$0.00      | \$0.00   |
| Over 65 CB Credit:      | \$0.00   | \$0.00      | \$0.00   |
| Tax and Penalty:        |          |             | \$728.66 |
| Other Assess (+):       |          |             | \$0.00   |
| Fees (+):               |          |             | \$0.00   |
| Cert to Court (-):      |          |             | \$0.00   |
| Subtotal:               |          |             | \$728.66 |
| Receipts:               |          |             | \$364.33 |
| Total Due:              |          |             | \$364.33 |
| Surplus Transfer:       |          |             | \$0.00   |
| Account Balance:        |          |             | \$364.33 |

## Payments

| Payable Year | Entry Date | Payable Period | Amount Paid | Notes                           | Property Project |
|--------------|------------|----------------|-------------|---------------------------------|------------------|
| 2026         | 04/21/2026 | S              | \$364.33    | Lock Box Payment Check Nbr 4154 | N                |

## Tax History

| Pay Year             | Spring   | Fall     | Delinquencies | Total Tax | Payments |
|----------------------|----------|----------|---------------|-----------|----------|
| 2026                 | \$364.33 | \$364.33 | \$0.00        | \$728.66  | \$364.33 |
| <a href="#">2025</a> | \$409.86 | \$409.86 | \$0.00        | \$819.72  | \$819.72 |
| <a href="#">2024</a> | \$317.70 | \$317.70 | \$0.00        | \$635.40  | \$635.40 |
| <a href="#">2023</a> | \$244.37 | \$244.37 | \$0.00        | \$488.74  | \$488.74 |
| <a href="#">2022</a> | \$232.81 | \$232.81 | \$0.00        | \$465.62  | \$465.62 |
| <a href="#">2021</a> | \$235.36 | \$235.36 | \$0.00        | \$470.72  | \$470.72 |
| <a href="#">2020</a> | \$315.94 | \$315.94 | \$0.00        | \$631.88  | \$631.88 |
| <a href="#">2019</a> | \$321.50 | \$321.50 | \$0.00        | \$643.00  | \$643.00 |
| <a href="#">2018</a> | \$382.57 | \$382.57 | \$0.00        | \$765.14  | \$765.14 |
| <a href="#">2017</a> | \$408.91 | \$408.91 | \$0.00        | \$817.82  | \$817.82 |
| <a href="#">2016</a> | \$405.87 | \$405.87 | \$0.00        | \$811.74  | \$811.74 |

# TAX INFORMATION

Low Tax Info

<https://lowtaxinfo.com/allencounty/1962305-2026>

| Pay Year             | Spring     | Fall       | Delinquencies | Total Tax  | Payments   |
|----------------------|------------|------------|---------------|------------|------------|
| <a href="#">2015</a> | \$490.96   | \$490.96   | \$0.00        | \$981.92   | \$981.92   |
| <a href="#">2014</a> | \$448.17   | \$448.17   | \$0.00        | \$896.34   | \$896.34   |
| <a href="#">2013</a> | \$428.05   | \$428.05   | \$0.00        | \$856.10   | \$856.10   |
| <a href="#">2012</a> | \$1,270.02 | \$1,270.02 | \$63.50       | \$2,603.54 | \$2,603.54 |
| <a href="#">2011</a> | \$1,190.06 | \$1,190.06 | \$0.00        | \$2,380.12 | \$2,380.12 |

## Tax Overview

### Current Tax Summary

| Tax Summary Item                                                         | 2025      | 2026      |
|--------------------------------------------------------------------------|-----------|-----------|
| <b>1. Gross assessed value of property</b>                               |           |           |
| 1a. Gross assessed value of land and improvements                        | \$0       | \$0       |
| 1b. Gross assessed value of all other residential property               | \$55,000  | \$51,200  |
| 1c. Gross assessed value of all other property                           | \$0       | \$0       |
| <b>2. Equals total gross assessed value of property</b>                  | \$55,000  | \$51,200  |
| 2a. Minus deductions                                                     | \$0       | (\$3,072) |
| <b>3. Equals subtotal of net assessed value of property</b>              | \$55,000  | \$48,128  |
| 3a. Multiplied by your local tax rate                                    | 1.6015    | 1.6153    |
| <b>4. Equals gross tax liability</b>                                     | \$880.81  | \$777.41  |
| 4a. Minus local property tax credits                                     | (\$61.09) | (\$48.75) |
| 4b. Minus savings due to property tax cap                                | \$0.00    | \$0.00    |
| 4c. Minus savings due to Over 65 Credit                                  | \$0.00    | \$0.00    |
| 4d. Minus savings due to Blind/Disabled Credit                           | \$0.00    | \$0.00    |
| 4e. Minus savings due to Supplemental Homestead Credit                   | \$0.00    | \$0.00    |
| 4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit | \$0.00    | \$0.00    |
| 4g. Minus savings due to County Option Homestead Relief Credit           | \$0.00    | \$0.00    |
| <b>5. Total property tax liability</b>                                   | \$819.72  | \$728.66  |

### Assessed Values as of 05/29/2025

|              |          |
|--------------|----------|
| Land Value   | \$51,200 |
| Improvements | \$0      |

### Exemptions / Deductions

| Description  | Amount     |
|--------------|------------|
| 2% Deduction | \$3,072.00 |
| Count: 1     | \$3,072.00 |

# TAX INFORMATION

Low Tax Info

<https://lowtaxinfo.com/allencounty/1962305-2026>

## Other Assessments

| Assessment Name            | Billing | Adjustments | Balance |
|----------------------------|---------|-------------|---------|
| 1531500 - Bohnke Drain     | \$0.00  | \$0.00      | \$0.00  |
| 1526500 - Hoffman Flatrock | \$0.00  | \$0.00      | \$0.00  |

## History

### Property

| Event            | Date       | Effective Date | Create Year | Related Parcel Number    | Book    | Page    | Doc Nbr |
|------------------|------------|----------------|-------------|--------------------------|---------|---------|---------|
| Split (Original) | 09/29/2011 | 09/28/2011     | 2013        | 02-19-35-100-004.001-050 | No Info | No Info | 2011043 |

### Transfer

| Transferred From            | Transfer Date | Reference Number | Document Number | Book | Page |
|-----------------------------|---------------|------------------|-----------------|------|------|
| Perry Monroe I & Virginia E | 05/07/2001    | 01-2715          |                 |      |      |
| Prior To Tax System         | 01/01/1801    | Z4               |                 |      |      |

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Last Updated September 16, 2026

# TAX INFORMATION

STATE FORM 53569 (R27/01-26)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

**COUNTY: 2-Allen**

**SPRING INSTALLMENT REMITTANCE COUPON**

|                                                                                   |                                                                                                                       |                                             |                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL NUMBER<br>02-19-35-100-004.000-050                                         | Duplicate NUMBER<br>1962305                                                                                           | TAX YEAR<br>2025 Payable 2026               | Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026 |
| TAXING UNIT NAME<br>Madison                                                       | LEGAL DESCRIPTION<br>N End E 1/2 NW 1/4 Sec 35 Ex Cemetery & Ex 3.70 A NW Corner & Ex S 295.16' of W 296' & Ex Tracts |                                             |                                                                                                                                                                       |
| PROPERTY ADDRESS<br>Massilon Rd, Monroeville IN 46773                             |                                                                                                                       |                                             |                                                                                                                                                                       |
|  |                                                                                                                       | <b>SPRING AMOUNT DUE</b><br>by May 11, 2026 | <b>\$0.00</b>                                                                                                                                                         |

Perry Gregg B & Rohrbach Ellen J & Perry  
16772 Massilon Rd  
Monroeville IN 46773

Pay By Phone: 1-844-576-2177  
Pay Online at: AllenCounty.in.gov/284/Treasurer

Remit Payment and Make Check Payable to:  
Allen County Treasurer  
PO Box 2540  
Fort Wayne IN 46801-2540

0001962305 000000000000

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**COUNTY: 2-Allen**

**FALL INSTALLMENT REMITTANCE COUPON**

|                                                                                     |                                                                                                                       |                                                |                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL NUMBER<br>02-19-35-100-004.000-050                                           | Duplicate NUMBER<br>1962305                                                                                           | TAX YEAR<br>2025 Payable 2026                  | Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026 |
| TAXING UNIT NAME<br>Madison                                                         | LEGAL DESCRIPTION<br>N End E 1/2 NW 1/4 Sec 35 Ex Cemetery & Ex 3.70 A NW Corner & Ex S 295.16' of W 296' & Ex Tracts |                                                |                                                                                                                                                                                |
| PROPERTY ADDRESS<br>Massilon Rd, Monroeville IN 46773                               |                                                                                                                       |                                                |                                                                                                                                                                                |
|  |                                                                                                                       | <b>FALL AMOUNT DUE</b><br>by November 10, 2026 | <b>\$364.33</b>                                                                                                                                                                |

Perry Gregg B & Rohrbach Ellen J & Perry  
16772 Massilon Rd  
Monroeville IN 46773

Pay By Phone: 1-844-576-2177  
Pay Online at: AllenCounty.in.gov/284/Treasurer

Remit Payment and Make Check Payable to:  
Allen County Treasurer  
PO Box 2540  
Fort Wayne IN 46801-2540

0001962305 000000036433

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**COUNTY: 2-Allen**

**TAXPAYER'S COPY - KEEP FOR YOUR RECORDS**

|                                           |                                                                                                                       |                               |                                                                 |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------------------|
| PARCEL NUMBER<br>02-19-35-100-004.000-050 | Duplicate NUMBER<br>1962305                                                                                           | TAX YEAR<br>2025 Payable 2026 | DUE DATES                                                       |
| TAXING UNIT NAME<br>Madison               | LEGAL DESCRIPTION<br>N End E 1/2 NW 1/4 Sec 35 Ex Cemetery & Ex 3.70 A NW Corner & Ex S 295.16' of W 296' & Ex Tracts |                               | <b>SPRING - May 11, 2026</b><br><b>FALL - November 10, 2026</b> |

DATE OF STATEMENT: 09/16/2026

**TOTAL DUE FOR 2025 PAY 2026: \$364.33**

|                                                       |                              |                       |
|-------------------------------------------------------|------------------------------|-----------------------|
| PROPERTY ADDRESS<br>Massilon Rd, Monroeville IN 46773 |                              |                       |
| PROPERTY TYPE<br>Real                                 | TOWNSHIP:<br>Madison         |                       |
| ACRES<br>32.4380                                      | Total AV PTRC Rate<br>6.2707 | LIT 1% Rate<br>6.0313 |

Perry Gregg B & Rohrbach Ellen J & Perry  
16772 Massilon Rd  
Monroeville IN 46773

| ITEMIZED CHARGES      | SPRING TOTAL    | FALL TOTAL      |
|-----------------------|-----------------|-----------------|
| Tax                   | \$364.33        | \$364.33        |
| Delinquent Tax        | \$0.00          | \$0.00          |
| Delinquent Penalty    | \$0.00          | \$0.00          |
| Other Assessment (OA) | \$0.00          | \$0.00          |
| Delinquent OA Tax     | \$0.00          | \$0.00          |
| Delinquent OA Penalty | \$0.00          | \$0.00          |
| Fees                  | \$0.00          | \$0.00          |
| Adjustments           | \$0.00          | \$0.00          |
| <b>Amount Due</b>     | <b>\$364.33</b> | <b>\$364.33</b> |
| Payment Received      | \$364.33        | \$0.00          |
| <b>Balance Due</b>    | <b>\$0.00</b>   | <b>\$364.33</b> |

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Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (260)449-7241

# TAX INFORMATION

STATE FORM 53569 (R27/01-26)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1-A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information on how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

### TAXPAYER AND PROPERTY INFORMATION

| <u>Taxpayer Name</u>                                                                             | <u>Address</u>                 | <u>Date of Notice</u>                                                              | <u>Parcel Number</u>     | <u>Taxing District</u> |
|--------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------|--------------------------|------------------------|
| Perry Gregg B & Rohrbach Ellen J & Perry                                                         | Massillon Rd                   | September 16, 2026                                                                 | 02-19-35-100-004.000-050 | 050 Madison            |
| 16772 Massillon Rd                                                                               | Monroeville IN 46773           | <u>Duplicate Number</u>                                                            | <u>Tax ID Number</u>     |                        |
| Monroeville IN 46773                                                                             |                                | 1962305                                                                            | 02-19-35-100-004.000-050 |                        |
| <u>Legal Description</u>                                                                         | <u>Billed Mortgage Company</u> |  |                          | <u>Property Type</u>   |
| N End B 1/2 NW 1/4 Sec 35 Ex Cemetery & Ex 3.70 A NW Corner & Ex S 295.16' of W 296' & Ex Tracts |                                |                                                                                    |                          | Real                   |

Spring installment due on or before May 11, 2026 and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

| ASSESSED VALUE AND TAX SUMMARY                                                        | 2024 Pay 2025   | 2025 Pay 2026   |
|---------------------------------------------------------------------------------------|-----------------|-----------------|
| 1a. Gross assessed value of homestead property                                        | \$0             | \$0             |
| 1b. Gross assessed value of other residential property and agricultural land          | \$55,000        | \$51,200        |
| 1c. Gross assessed value of all other property, including personal property           | \$0             | \$0             |
| <b>2. Equals Total Gross Assessed Value of Property</b>                               | <b>\$55,000</b> | <b>\$51,200</b> |
| 2a. Minus deductions (see Table 5 below)                                              | \$0             | (\$3,072)       |
| <b>3. Equals Subtotal of Net Assessed Value of Property</b>                           | <b>\$55,000</b> | <b>\$48,128</b> |
| 3a. Multiplied by your local tax rate                                                 | 1.6015          | 1.6153          |
| <b>4. Equals Gross Tax Liability (see Table 3 below)</b>                              | <b>\$880.81</b> | <b>\$777.41</b> |
| 4a. Minus local Property Tax Credits                                                  | (\$61.09)       | (\$48.75)       |
| 4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)           | \$0.00          | \$0.00          |
| 4c. Minus savings due to Over 65 Credit                                               | \$0.00          | \$0.00          |
| 4d. Minus savings due to Blind/Disabled Credit                                        | \$0.00          | \$0.00          |
| 4e. Minus savings due to Supplemental Homestead Credit                                | \$0.00          | \$0.00          |
| 4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit <sup>1</sup> | \$0.00          | \$0.00          |
| 4g. Minus savings due to County Option Homestead Relief Credit                        | \$0.00          | \$0.00          |
| <b>5. Total Property Tax Liability (see remittance coupon for total amount due)</b>   | <b>\$819.72</b> | <b>\$728.66</b> |

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

TABLE 2: PROPERTY TAX CAP INFORMATION

|                                                                                              |                   |                   |
|----------------------------------------------------------------------------------------------|-------------------|-------------------|
| Property tax cap (1%, 2%, or 3% depending upon combination of property types) <sup>2</sup>   | \$1,100.00        | \$1,024.00        |
| Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>3</sup> | \$0.00            | \$0.00            |
| <b>Maximum Tax Under Property Tax Cap</b>                                                    | <b>\$1,100.00</b> | <b>\$1,024.00</b> |

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

| TAXING AUTHORITY | TAX RATE 2025 | TAX RATE 2026 | TAX AMOUNT 2025 | TAX AMOUNT 2026 | TAX DIFFERENCE    | % DIFFERENCE    | % OF TOTAL TAX LIABILITY |
|------------------|---------------|---------------|-----------------|-----------------|-------------------|-----------------|--------------------------|
| COUNTY           | 0.3918        | 0.3904        | \$215.49        | \$187.89        | (\$27.60)         | (12.81%)        | 24.17%                   |
| CO DEBT          | 0.0000        | 0.0000        | \$0.00          | \$0.00          | \$0.00            | 0.00%           | 0.00%                    |
| TOWNSHIP         | 0.0620        | 0.0630        | \$34.10         | \$30.32         | (\$3.78)          | (11.08%)        | 3.90%                    |
| TWP DEBT         | 0.0000        | 0.0000        | \$0.00          | \$0.00          | \$0.00            | 0.00%           | 0.00%                    |
| SCHOOL           | 0.4569        | 0.4534        | \$251.29        | \$218.21        | (\$33.08)         | (13.16%)        | 28.07%                   |
| SCH DEBT         | 0.5430        | 0.5465        | \$298.65        | \$263.03        | (\$35.62)         | (11.93%)        | 33.83%                   |
| LIBRARY          | 0.1165        | 0.1147        | \$64.07         | \$55.20         | (\$8.87)          | (13.84%)        | 7.10%                    |
| LIB DEBT         | 0.0000        | 0.0160        | \$0.00          | \$7.70          | \$7.70            | 0.00%           | 0.99%                    |
| AIRPORT          | 0.0313        | 0.0313        | \$17.21         | \$15.06         | (\$2.15)          | (12.49%)        | 1.94%                    |
|                  |               |               |                 |                 |                   |                 |                          |
|                  |               |               |                 |                 |                   |                 |                          |
|                  |               |               |                 |                 |                   |                 |                          |
| <b>TOTAL</b>     | <b>1.6015</b> | <b>1.6153</b> | <b>\$880.81</b> | <b>\$777.41</b> | <b>(\$103.40)</b> | <b>(11.74%)</b> |                          |

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

| LEVYING AUTHORITY         | 2025          | 2026          | % Change    |
|---------------------------|---------------|---------------|-------------|
| 1526500 - Hoffman Flatroc | \$0.00        | \$0.00        | 0.0%        |
| 1531500 - Bohnke Drain    | \$0.00        | \$0.00        | 0.0%        |
|                           |               |               |             |
|                           |               |               |             |
| <b>TOTAL ADJUSTMENTS</b>  | <b>\$0.00</b> | <b>\$0.00</b> | <b>0.0%</b> |

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY<sup>4</sup>

| TYPE OF DEDUCTION       | 2025       | 2026           |
|-------------------------|------------|----------------|
| 2% Deduction            | \$0        | \$3,072        |
|                         |            |                |
|                         |            |                |
|                         |            |                |
| <b>TOTAL DEDUCTIONS</b> | <b>\$0</b> | <b>\$3,072</b> |

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

# TAX INFORMATION

STATE FORM 33569 (R27 / 01-26)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

## NOTICE OF PROPERTY TAX ASSESSMENTS

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

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

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

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

## TABLE 1: SUMMARY OF YOUR TAXES

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

**Taxes 2024 Pay 2025** – The summary of calculations based on tax rates for taxes payable last year.

**Taxes 2025 Pay 2026** – The summary of calculations based on this year's tax rates.

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

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Credit** – \$150 credit for individuals over 65 years of age; subject to income limits. (IC 6-1.1-51.3-1)
- **Blind/Disabled Credit** – \$125 credit for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-51.3-2)
- **Supplemental Homestead Credit** – Credit for individuals that receive the Homestead Standard Deduction. Amount is the lesser of \$300 or 10% of the tax liability attributed to the homestead property. (IC 6-1.1-20.6-7.7)
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit** – Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)
- **County Option Homestead Relief Credit** – Credit funded by a local option income tax rate adopted by the county fiscal body. The credit decreases the property tax liability on qualifying homesteads. (IC 6-3.6-3.1)

## TABLE 2: PROPERTY TAX CAP INFORMATION

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

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

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

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

**Tax Rate 2026** – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

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

**Tax Amount 2026** – The amount of taxes for this property allocated to each taxing authority for the current year.

**Tax Difference 2025-2026** – The difference in dollars between current taxes and prior year taxes for each taxing authority.

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

**Percent of Total Tax Liability** – The percentage of the total tax liability assigned to each taxing authority.

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

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

**Amount 2025** – The total amount of other charges added to your tax bill in 2025.

**Amount 2026** – The total amount of other charges added to your tax bill for the current year.

## TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

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

Various restrictions apply. For more information, call the county auditor at (260) 449-7241 or visit [www.allencounty.in.gov](http://www.allencounty.in.gov).

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

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)
- **2% Property Deduction** – Deduction automatically applied to property subject to the 2% credit for excessive property taxes after the application of any other deduction in an amount equal to: (1) 6% of the assessed value for 2025 Pay 2026; (2) 12% of the assessed value for 2026 Pay 2027; (3) 19% of the assessed value for 2027 Pay 2028; (4) 25% of the assessed value for 2028 Pay 2029; (5) 30% of the assessed value for 2029 Pay 2030; and (6) 33.4% of the assessed value for 2030 Pay 2031 and each year thereafter.

**Amount 2025** – The amount deducted from your bill in 2025 for each benefit.

**Amount 2026** – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (260) 449-7123 or [www.allencounty.in.gov](http://www.allencounty.in.gov).

To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

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

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

For further instructions on filing an appeal or correction of error, contact your assessor at (260) 449-7123.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2026, for mobile homes assessed under IC 6-1.1-7 and January 1, 2025, for real property).

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