

**PLAINFIELD REDEVELOPMENT COMMISSION  
RESOLUTION NO. 2020-01**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT  
APPLICATION-14 POINTS ASSOCIATES, LLC**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the “Commission” and “Town,” respectively) has created the Consolidated I-70 Economic Development Area (the “Area”) and one or more allocation areas within the Area, and adopted one or more economic development plans for the Area; and

WHEREAS, 14 Points Associates, LLC, or their assignee, (the “Applicant”) filed with the Town a Petition for Real Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1-1 et. seq.; and

WHEREAS, the Application, attached hereto as Exhibit A, has been reviewed by the staff of the Town and has been found to be complete and the Town has received the requisite filing fee from the Applicant; and

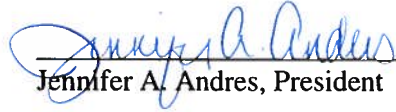
WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAINFIELD REDEVELOPMENT COMMISSION, THAT:

1. The Commission has reviewed and hereby approves of the Application and instructs the President of the Commission to forward this resolution to the Tax Abatement Committee for review and recommendation to the Town Council.
2. This resolution shall be effective upon passage.

ADOPTED AND APPROVED at a meeting of the Town of Plainfield Redevelopment Commission held on the 3rd day of February, 2020.

TOWN OF PLAINFIELD  
REDEVELOPMENT COMMISSION

  
Jennifer A. Andres, President

  
Gary Everling, Vice President

  
Bill Kirchoff, Member

\_\_\_\_\_  
Kent McPhail, Member

  
Lance Angle, Member

Attested by:


  
Mark J. Todisco, Clerk-Treasurer  
Town of Plainfield

Exhibit A [Petition for Real Property Tax Abatement Consideration]

**TOWN OF PLAINFIELD  
PETITION FOR REAL PROPERTY TAX ABATEMENT CONSIDERATION**

The undersigned owner (s) of real property, located within the Town of Plainfield, Hereby petition the Town Council of the Town of Plainfield for real property tax abatement consideration and pursuant to I.C., 6 - 1.1 - 12. 1 - 1, et. Seq, and Town of Plainfield Ordinance No. 5 - 97 for this petition state the following:

1. Describe the proposed redevelopment or rehabilitation project, including information about physical improvements to be made, the amount of land to be used, and estimate of the cost of the project, the proposed use of the improvements, and a general statement as to the importance of the project to your business:

Construction of approximately 165,000 SF speculative industrial/distribution building on Airtech Parkway just south of the Plainfield Fire Station on approximately 12 +/- acres. The intended use is consistent with the current zoning of I-2 Industrial per the Plainfield Zoning Ordinance.

2. The redevelopment or rehabilitation project itself will create \_\_\_ new, permanent jobs within the first year, representing a new annual payroll of \$\_\_\_\_\_ and will maintain \_\_\_\_\_ existing permanent part-time jobs with an annual payroll of \$\_\_\_\_\_. The project annual salaries for each new position created are estimated to be as follows:

Employment figures are yet to be determined and will be based on the tenant(s) that lease the premises.

3. Estimate the dollar value of the redevelopment or rehabilitation project:

\$8,250,000 for the shell construction. Additional investment will be made in the Tenant Improvements once the premises is leased.

4. (a) The real property for which tax abatement consideration is petitioned (Property) is owned or to be owned by the following individuals or corporations ( if the business organization is publicly held, indicate also the name of the corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

NAME	ADDRESS	INTEREST
	14 Points Associates, LLC c/o Browning Investments, LLC, its Manager 6100 W. 96 <sup>th</sup> Street, Suite 150 Indianapolis, IN 46278	

14 Points Associates, LLC is the OWNER, and the real property tax abatement will benefit the eventual Tenant that leases the facility under a triple net lease agreement, whereby the Tenant will be responsible for payment of the real estate property taxes.

(b) The following other persons lease, intend to lease, or have an option to buy the Property(include corporate information as required in ( 4 (a) above, if applicable ) :

NAME	ADDRESS	INTEREST
------	---------	----------

To Be Determined as the building is a speculative venture.

**(c) A brief description of the overall nature of the business and of the operations occurring at the Property:** Warehouse and distribution facility for a single tenant or multiple tenants.

**5. The commonly known address of the Property is:**

A legal description of which is attached hereto, marked "Exhibit A", and incorporated herein. The Key Number of said property is: \_\_\_\_\_

**6. A map and / or plat describing the Property is attached hereto, marked "Exhibit B", and incorporated herein.**

**7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement:**

The current assessed valuation of the real property is set forth on "Exhibit C" attached hereto and incorporated for reference.

**8. List the real and personal property taxes paid at the location during the previous**

**Five years, whether paid by the current owner or a previous owner:**

See attached "Exhibit C"

**9. What is your best estimate of the after - rehabilitation market value of the Property:**

Eight Million Two Hundred Fifty Thousand Dollars (\$8,250,000)

**10. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition. The signature below is verification of this statement.**

**11. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description:** 4225 - General Warehouse & Storage.

**12. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description:** 493100 - Warehousing and Storage.

**13. Describe actual or anticipated public financing for the project:** None.

**14. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevent a normal development of the property or property use:**

Certain physical and economic conditions exist that limit the potential development of the Property. The property is heavily wooded and contains wetlands.

**15. The Property is located in the following Allocation Area ( if any ) declared and confirmed by the Plainfield Redevelopment Commission:** Six Points Economic Development Area

**16. The following person (s) should be contacted as the petitioner's agent regarding additional information and public notifications:**

Name: John T. Cohoat, Browning Investments, LLC  
Address: 6100 W. 96<sup>th</sup> Street, Suite 150  
City, State, Zip Code: Indianapolis, IN 46278  
Telephone: 317.344.7321

**WHEREFORE, Petitioner requests that the Town Council of the Town of Plainfield, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration, and after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such Resolution. Petitioner hereby verifies that the required \$250.00 filing fee to cover processing and administrative costs pursuant to Ordinance 5 - 97 of the Town of Plainfield has been paid in full.**

**Name of Property Owner (s):**

**14 Points Associates, LLC**

**By: Browning Investments, LLC, an Indiana limited liability company, its Manager**

**By:** 

**Name: Matt R. Leshner  
Title: Chief Financial Officer**

"EXHIBIT A"

14PA Legal Description:

A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, AND A PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER, BEING MARKED BY A REBAR IN CONCRETE; THENCE SOUTH 88 DEGREES 38 MINUTES 03 SECONDS WEST (STATE PLANE BEARING ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE CONTINUING SOUTH 88 DEGREES 38 MINUTES 03 SECONDS WEST 163.02 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 672.00 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 03 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 427.02 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST 3.37 FEET TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE PLAINFIELD REDEVELOPMENT AUTHORITY AS RECORDED AS INSTRUMENT 200919100 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA; THENCE NORTH 89 DEGREES 27 MINUTES 47 SECONDS EAST ON AND ALONG THE SOUTH LINE OF SAID PARCEL 275.03 FEET (MEASURED) 274.85 FEET (PLAT) TO THE WEST RIGHT OF WAY LINE OF AIRTECH PARKWAY (BLOCK A) AS SHOWN ON THE PLAT OF AIRTECH BUSINESS PARK SECTION 5 AS RECORDED AS INSTRUMENT # 200300022251 IN THE SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 37 MINUTES 47 SECONDS EAST ON AND ALONG THE SAID WEST RIGHT OF WAY LINE 356.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18 DEGREES 40 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 373.57 FEET; THENCE ON AND ALONG SAID CURVE AN ARC DISTANCE OF 380.73 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 37 DEGREES 58 MINUTES 49 SECONDS WEST 286.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18 DEGREES 39 MINUTES 53 SECONDS WEST AND A CHORD DISTANCE OF 420.07 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 428.14 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 44.73 FEET AND INTO AIRTECH BUSINESS PARK SECTION ONE (INCREMENTAL) LOTS 1, 2 AND BLOCK 1, AS RECORDED AS INSTRUMENT # 9800028835 IN THE SAID RECORDERS OFFICE AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 20 MINUTES 58 SECONDS WEST AND A CHORD DISTANCE OF 33.94 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 07 SECONDS WEST (MEASURED) SOUTH 89 DEGREES 46 MINUTES 11 SECONDS EAST (PLAT) ON AND THE SAID NORTH RIGHT OF WAY 77.43 FEET (MEASURED) 77.88 FEET (PLAT) THENCE NORTH 00 DEGREES 24 MINUTES 44 SECONDS WEST 719.23 FEET TO THE NORTHWEST CORNER OF LOT 4 OF AIRTECH BUSINESS PARK SECTION ONE AS PER THE PLAT RECORDED AS INSTRUMENT # 200100011814 IN THE SAID RECORDERS OFFICE AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 14.10 ACRES MORE OR LESS.

"Exhibit B"

 Beacon™ Hendricks County, IN



Overview



Legend

-  Parcels
-  Road Centerlines

Parcel ID	32-09-30-200-008 000-012	Alternate ID	21-1-30-52E 200-008	Owner Address	DADUWAL VILLAGE REALTY LLC
Sec/Twp/Rng	0030-0015-2e	Class	INDUSTRIAL VACANT LAND		11962 COPPERFIELD DR
Property Address	10861 W Washington St	Acreage	6.59		CARMEL, IN 46032
	Indianapolis				
District	Town Of Plainfield				
Brief Tax Description	Pt Ne 30-15-2e				
	6.59ac				
	Ac Corr 01/02				
	(Note: Not to be used on legal documents)				

Date created: 1/17/2020

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Developed by  Schneider







*"Exhibit C"*



**Summary**

Parcel ID 32-09-29-100-004-000-012  
 Tax Bill ID 021-129521-100004  
 Map Reference # SEE LEGAL  
 Property Address 3536 Six Points Rd  
 Indianapolis, IN 46231  
 Brief Legal Description Pt S Nw 29-15-2E 2.185 AC 05/06 ac correction 06/07 PT TO 21-1-29-52E 104-001 10/11 SPLIT PT TO 021-129521-100013  
(Note: Not to be used on legal documents)  
 Class INDUSTRIAL VACANT LAND  
 Tax District Town Of Plainfield  
 Tax Rate Code 86 - Advertised Tax Rate  
 Property Type 65 - Agricultural  
 Mortgage Co N/A  
 Last Change Date

**Owner**

Six Points Associates Llc  
 6100 W 96th St  
 Ste 250  
 Indianapolis, IN 46278

**Taxing District**

County: Hendricks  
 Township: GUILFORD TOWNSHIP  
 State District 012 PLAINFIELD TOWN  
 Local District: 021  
 School Corp: PLAINFIELD COMMUNITY  
 Neighborhood: 3992160 IND-Park-Excellent-21

**Site Description**

Topography: Flat  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality: Static  
 Parcel Acreage: 2.185

**Land**

Land Type	Soil ID	Act Front	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
UNDEVELOPED UNUSABLE		0	0	2.185	\$5,000.00	\$5,000.00	\$10,925.00	\$0.00	\$10,930.00

**Transfers**

Date	New Owner	Doc ID	Book/Page	Sale Price
1/1/1997	SIX POINTS ASSOCIATES LLC			\$0.00

**Transfer History**

Date	Transfer From	Instrument	Book	Page	Doc Nbr
7/7/2009					PLAT
5/28/2003					PLAT
3/14/1997	Unknown At Conversion	Conversion	0	0	

**Valuation**

Assessment Year	2019	2018	2017	2016	2016 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	3/22/2019	4/19/2018	4/12/2017	6/30/2016	6/29/2016
Land	\$10,900	\$10,900	\$4,000	\$4,300	\$4,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$10,900	\$10,900	\$4,000	\$4,300	\$4,300
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2019	2018	2017	2016	2016 (2)
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$10,900	\$10,900	\$4,000	\$4,300	\$4,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$10,900	\$10,900	\$4,000	\$4,300	\$4,300

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Photos, Sketches.

Beacon is a Schneider Electric business. It is a web-based application that provides information on property values and other data. It is a web-based application that provides information on property values and other data. It is a web-based application that provides information on property values and other data.

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**Summary**

Parcel ID 32-09-29-300-001.000-012  
 Tax Bill ID 021-129521-300001  
 Map Reference # SEE LEGAL  
 Property Address 3556 Six Points Rd  
 Indianapolis, IN, 46231  
 Brief Legal Description Pt N Sw & S Nw 29-15-2E-3-59 AC 04/05 (788ac) to Airtech Business Park Sec 5 05/06 ac correction 06/07 PT TO 21-1-29-52E 104-001 13/14 PT TO 021-129521-305001 & 002  
 (\*Note: Not to be used on legal documents\*)  
 Class INDUSTRIAL VACANT LAND  
 Tax District Town Of Plainfield  
 Tax Rate Code 86 - Advertised Tax Rate  
 Property Type 65 - Agrkultural  
 Mortgage Co N/A  
 Last Change Date

**Owner**

Six Points Associates LLC  
 6100 W 96th St Suite 250  
 Indianapolis, IN 46278

**Taxing District**

County: Hendricks  
 Township: GUILFORD TOWNSHIP  
 State District: 012 PLAINFIELD TOWN  
 Local District: 021  
 School Corp: PLAINFIELD COMMUNITY  
 Neighborhood: 3992160 IND-Park-Excellent-21

**Site Description**

Topography:  
 Public Utilities:  
 Street or Road:  
 Area Quality: Static  
 Parcel Acreage: 3.59

**Land**

Land Type	Soil ID	Act Front	Eff Depth	Size	Rate	Adj Rate	Ext Value	Infl. %	Value
UNDEVELOPED UNUSABLE		0	0	3.59	\$5,000.00	\$5,000.00	\$17,950.00	\$0.00	\$17,950.00

**Transfers**

Date	New Owner	Doc ID	Book/Page	Sale Price
1/3/1997	SIX POINTS ASSOCIATES LLC			\$0.00

**Transfer History**

Date	Transfer From	Instrument	Book	Page	Doc Nbr
7/27/2012			E21B		PLAT
7/27/2012			E21B		PLATL
3/14/1997	Unknown At Conversion	Conversion	0	0	

**Valuation**

Assessment Year	2019	2018	2017	2016	2016 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	3/22/2019	4/19/2018	4/12/2017	6/30/2016	6/29/2016
Land	\$18,000	\$18,000	\$6,600	\$7,000	\$7,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$18,000	\$18,000	\$6,600	\$7,000	\$7,000
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

1/17/2020

Beacon - Hendricks County, IN - Report: 32-09-29-300-001.000-012

Assessment Year	2019	2018	2017	2016	2016 (2)
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$18,000	\$18,000	\$6,600	\$7,000	\$7,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$18,000	\$18,000	\$6,600	\$7,000	\$7,000

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Photos, Sketches

The information presented here represents current data for the reporting period as updated in our systems. Information is believed reliable, but the accuracy cannot be guaranteed. For more information, please contact the data provider for details.

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# Beacon™ Hendricks County, IN

## Summary

**Parcel ID** 32-09-30-400-003.000-012  
**Tax Bill ID** 021-130521-400003  
**Map Reference #** .  
**Property Address** 3536 Six Points Rd  
 Indianapolis, IN, 46231  
**Brief Legal Description** Pt Ne Se 30-15 2e 3.957 Pt To Artech & Pt To 478-001 12/13 PT TO 021-130521-400017 13/14 PT TO 021-1295211-305002  
(Note: Not to be used on legal documents)  
**Class** INDUSTRIAL VACANT LAND  
**Tax District** Town Of Plainfield  
**Tax Rate Code** 86 - Advertised Tax Rate  
**Property Type** 65 - Agricultural  
**Mortgage Co** N/A  
**Last Change Date**

## Owner

Six Points Associates Llc  
 6100 W 96th St Ste 250  
 Indianapolis, IN 46278

## Taxing District

**County:** Hendricks  
**Township:** GUILFORD TOWNSHIP  
**State District:** 012 PLAINFIELD TOWN  
**Local District:** 021  
**School Corp:** PLAINFIELD COMMUNITY  
**Neighborhood:** 3992160 IND-Park-Excellent-21

## Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality:** Static  
**Parcel Acreage:** 2.44

## Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
UNDEVELOPED UNUSABLE		0	0	2.44	\$5,000.00	\$5,000.00	\$12,200.00	\$0.00	\$12,200.00

## Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
3/30/2001	SIX POINTS ASSOCIATES LLC			\$0.00

## Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/14/1997	Unknown At Conversion	Conversion	0	0	

## Valuation

Assessment Year	2019	2018	2017	2016	2016 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	3/22/2019	4/19/2018	4/12/2017	6/30/2016	4/29/2016
Land	\$12,200	\$12,200	\$4,500	\$4,800	\$4,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$12,200	\$12,200	\$4,500	\$4,800	\$4,800
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$12,200</b>	<b>\$12,200</b>	<b>\$4,500</b>	<b>\$4,800</b>	<b>\$4,800</b>

Assessment Year	2019	2018	2017	2016	2016 (2)
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$12,200	\$12,200	\$4,500	\$4,800	\$4,800

No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Photos, Sketches

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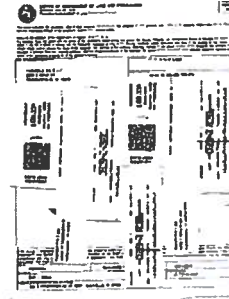
Version 2.3.33



# Beacon™ Hendricks County, IN

## Summary

**Parcel ID** 32-09-30-200-008 000-012  
**Tax Bill ID** 021 130521 200008  
**Map Reference #**  
**Property Address** 10841 W Washington St  
 Indianapolis, IN 46231  
**Brief Legal Description** Pt Ne 30-15-2e 6.59ac Ac Corr 01/02  
 (Note: Not to be used on legal documents)  
**Class** INDUSTRIAL VACANT LAND  
**Tax District** Town: Of Plainfield  
**Tax Rate Code** 86 - Advertised Tax Rate  
**Property Type** 73 - Industrial  
**Mortgage Co** N/A  
**Last Change Date**



## Owner

**DADUWAL VILLAGE REALTY LLC**  
 11962 Copperfield Dr  
 Carmel, IN 46032

## Taxing District

**County:** Hendricks  
**Township:** GUILFORD TOWNSHIP  
**State District** 012 PLAINFIELD TOWN  
**Local District:** 021  
**School Corp:** PLAINFIELD COMMUNITY  
**Neighborhood:** 3992160 IND Park Excellent-21

## Site Description

**Topography:**  
**Public Utilities:**  
**Street or Road:**  
**Area Quality** Static  
**Parcel Acreage:** 6.59

## Land

Land Type	Soil ID	Act Front	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
UNDEVELOPED USABLE		0	0	6.59	\$81,500.00	\$81,500.00	\$537,085.00	(587.00)	\$69,820.00

## Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
10/9/2018	DADUWAL VILLAGE REALTY LLC	QCD		\$0.00
10/9/2018	SAMRA, JUGDEV	LLCWD		\$0.00
4/12/2018	S&C FINANCIAL GROUP LLC	LC		\$79,800.00
8/21/2012	S&C FINANCIAL GROUP LLC	TAXD		\$2,501.00
12/27/2004	PARCELS D & E LLC		553/226	\$0.00
11/7/2002	RP WURSTER LP			\$0.00
5/22/2001	REFFCO LP			\$0.00

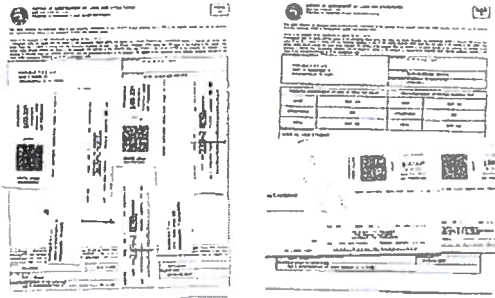
## Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/9/2018	S&C FINANCIAL GROUP LLC				LLCWD
10/9/2018	SAMRA JUGDEV				QCD
4/12/2018	S&C FINANCIAL GROUP LLC				LC
8/21/2012	PARCELS D & E LLC				TAXD
12/27/2004	PARCELS D & E LLC		553	226	WD
12/27/2004	R P Wurster Lp		553	226	WD
11/7/2002	Unknown At Conversion	Conversion	0	0	

**Valuation**

Assessment Year	2019	2018	2017	2016	2016 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	3/22/2019	4/19/2018	4/12/2017	6/30/2016	6/29/2016
Land	\$69,800	\$69,800	\$69,800	\$69,800	\$69,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$69,800	\$69,800	\$69,800	\$69,800	\$69,800
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$69,800</b>	<b>\$69,800</b>	<b>\$69,800</b>	<b>\$69,800</b>	<b>\$69,800</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$69,800	\$69,800	\$69,800	\$69,800	\$69,800

**Photos**



No data available for the following modules: Residential Dwellings, Commercial Buildings, Improvements, Sketches.

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