



NOTICE OF ASSESSMENT OF APARTMENT PROPERTY

State Form 57328 (R2 / 12-24)

Prescribed by the Department of Local Government Finance

FORM 11-A

County Contact/Address

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

[Appeal Deadline]

Name and Address of Property Owner

QR Code

Scan the QR code for access to
your property record card.

Legal Description	Parcel or Identification Number
Property Address (number and street, city, state, and ZIP code)	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below. Indiana Code 6-1.1-4-39 requires the assessor to value of residential accommodations with more than four (4) units rented for periods of thirty (30) days or more at the lowest value determined under the three (3) appraisal approaches. Furthermore, IC 6-1.1-4-39(f) specifies that the assessor must annually report the values determined under the three (3) appraisal approaches to the taxpayer. These values are determined without modifiers, adjustments, or other trending factors.

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

SALES COMPARISON APPROACH VALUATION	
COST APPROACH VALUATION	
INCOME CAPITALIZATION APPROACH VALUATION	
Did the taxpayer submit specific income and expense information for development of the income capitalization approach by January 1 as required by IC 6-1.1-4-39(d)?	☐ Yes ☐ No
If information was submitted, was it used to determine the value under the Income Capitalization Approach above?	☐ Yes ☐ No

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 20__	
LAND		LAND	
STRUCTURES/ IMPROVEMENTS		STRUCTURES/ IMPROVEMENTS	
TOTAL		TOTAL	
County	Township	Date of Notice (month, day, year)	
Assessing Official		Telephone Number ()	
Address (number and street, city, state, and ZIP code)			