

Town of Brownsburg  
Tax Abatement Application

1 Name of the company for which Economic Revitalization Area designation is being requested who may be contact concerning this application:

~~Checkered Past Machine~~ *Racing Products LLC*

2 Please state the name, title, address and telephone number of the company representative who may be contact concerning this application:

Name & Title: **Nathan Overfelt**  
Address: **45 Mardale Dr. Unit G**  
Telephone: **(317) 852-6978**

3 If applicable, state the name, address and telephone number of agent designated to represent the company in the application process:

Name & Title: Same  
Address:  
Telephone:

4 Location of property for which Economic Revitalization Area designation is being sought:

A. Street Address: **Southpoint Circle -481 Suite B**  
B. Township: **Lincoln**  
C. Taxing District #: **Tax ID Number: 014-212611-357002**  
**State Parcel Number: 32-07-12-357-002.000-016**  
D. Tax Parcel#: **County Parcel Number: 14-2-12-61E 357-002**  
**Duplicate Number: 4422011**  
E. What is the True Tax Value of the facility (real property improvements only) prior to the initiation of the project, as determined by current records of the Hendricks County Assessor:

**Assessed Land Value: \$217,800**  
**Assessed Improvement Value: \$1,545,800**  
**Total Assessment Value: \$1,763,600**

5 Does the company currently conduct manufacturingt operations at the location:

Yes \_\_\_\_\_ No   X  

6 On a separate page, briefly describe the products(s) manufactured by your company.

**(See Attached)**

7 On a separate page, describe in as much detail as possible the impact on your business (e.g. loss of jobs, production, contract cancellations, etc.) if the new manufacturing equipment is not installed.

**See Attachment 1**

8 On a spearate page, describe the new manufacturing equipment which is to be installed to remedy the conditions described in Question #7, and how th eequipment will do so. A list of the equipment for which the personal property tax abatement is being requested and the estimated cost for such equipment.

**See Attachment 2**

9 Does the equipment described in Question #8 serve the same function as the equipment currently in place at the facility for which this Economic Revitalization area designation is being transferred?

Yes     X     No           

A. If no, please describe the new functions to be performed by the new manufacturing equipment:

**NA**

B. What is the estimated value of the equipment to be purchased for which a personal property tax abatement is being requested?

**\$ 80,000 per and over 2 years we project 2 new pieces for a total of around \$160,000**

C. What is the estimated value of the equipment which will be replaced/removed from the facility?

**\$ No equipment will be replaced or removed**

10 Company Profile:

A. Current number of employees by skill level:

    1     Skilled  
           Semi-Skilled  
    2     Management & Professionals  
           Clerical  
           Unskilled  
           Total

B. Total annual salary associated with the positions listed in A

           47,000

C. Number of jobs which you anticipate will be created or retained as a result of this project by skill level:

**3 Skilled**  
           Semi-Skilled  
           Management & Professionals  
           Clerical  
           Unskilled  
           Total

D. Total annual salary associated with positions listed in A: (this is current salaries, does not include the anticipated newly created positions from expansion)

**\$ 141,000 at end of one year;**  
**\$ 240,000 - at end of two years;**  
**\$ 240,000 - at end of three years;**

E. Provide the name and number of a person to be contacted concerning employment and hiring:

**see #2**

F. Briefly describe line of business, including Standard Industrial Classification Code:

3599-03 Machine Shop

G. What is the anticipated date for beginning installation of new manufacturing equipment?

Q4 of 2012 and Q1 of 2013

H. What is the anticipated date for completing the installation of all equipment for which the personal property tax abatement is being requested?

Q4 2013

I. Planned net new investment:

\$ 160,000 ~~Real Property~~ Real Property

J. Annual sales volume:

\$ 500,000 for year 20 see attached

11. What is the usual market for goods produced by the company. Check the markets reached and the percentage of the company's production that reaches it:

A. Inside the State of Indiana:	<u>70</u> %
B. Outside of Indiana, but within 500 miles:	<u>28</u> %
C. Outside of 500 miles:	<u>  </u> %
D. Outside of the United States:	<u>2</u> %
E. Total	<u>100</u> %

I hereby certify that the information and representations on this application for Brownsburg Tax Abatement are true and complete.

[Signature] Owner/member  
Name and Title

8/10/12  
Date

## Executive Summary

This document provides detailed information and includes the strategic business plan necessary for Checkered Past Machine to establish growth and expansion throughout a three year time period from 2013 to 2015.

Checkered Past Machine manufactures custom products for a wide range of industries. The largest industry served is the motorsports industry, which consists of approximately 40% of our sales. Our services are tailored to this industry with our commitment to quality and quick turn-around times. We also serve many other industries that demand precision and punctuality.

The management team responsible for the daily operations and hands-on management are Gregg O Goff, Justin H Overfelt, and Nathan K Overfelt.

Our primary markets are:

1. Motorsports industry.
2. Commercial tooling and fixturing.
3. Prototyping industry.
4. Manufacturing industries.
5. Food processing industry.
6. Electrical component manufacturing industry.
7. Automotive industry.

### Keys to Success

1. Obtain sufficient capital to properly fund our projects to completion.
2. Maintain a lower overhead which increases the bottom line profit.
3. Build and maintain a stronger customer base with diverse requirements.
4. Expand into a larger facility to secure growth potential.
5. Establish a more aggressive marketing strategy to develop a higher quality customer base.

### Objectives

1. Integrate our products and services into a higher quality market.
2. Direct-market our products and services to potential clients throughout the U.S.
3. Provide our clients with quality products and services while maintaining high profitability.
4. Relocate to allow for growth and expansion.
5. Expand our capabilities to promote growth and diversity.

## **Mission**

Checkered Past Machine will develop and offer only the highest quality products and services.

- Our mission is to provide high quality products, on time, at competitive prices.

## **Competitive Edge**

Our competitive edge is our combined services and the engineering skills required to properly interact with our customers and vendors. Our mix of inventory and the service capabilities to respond to the customer's needs quickly will make Checkered Past a respected vendor in the industry. Checkered Past incorporates an overall approach to market our goods and services to many different industries.

## **Marketing Strategy**

Key Goals to our marketing strategy are as follows:

1. Develop a higher profile sales environment, to bring our products and services to new and existing clients.
2. Develop new ways to market our products and services to potential clients.
3. Develop strong business relationships and utilize the feedback received.
4. Develop and maintain a quality customer service and follow-up program.
5. Carefully target marketing expenditures to maximize returns on the campaigns.

Our marketing campaign will initially target the local Indiana market with a letter to the key personnel within the target businesses. This introduction will be a combination letter marketing our capabilities and services. Alternately, our personnel will follow up on these accounts.

## **Important Assumptions**

This business plan provides details for accurate projections to show the overall development of the business over the next three (3) years. Key assumptions around which we developed this plan are as follows:

1. Current business, banking, and economic trends continue to be stable.
2. Customer buying trends and orders remain strong.
3. Overhead and other external operating cost grow as projected.
4. External outsourced costs grow as anticipated.

## Summary

Over the past three (3) years, Checkered Past Machine has focused hard on leaning its operating costs in order to boost the bottom line profits. This strategy also allowed us to centralize and streamline our most profitable sectors. By developing and maintaining a lean business plan throughout the recent economic downturn, Checkered Past has placed itself in a position of great potential.

Over the next three (3) years, Checkered Past expects to maintain its lean outlook in order to prevent any unnecessary operating costs. As Checkered Past has successfully “cleaned house”, it is now time to focus on growth and expansion. With the proper mix of equipment, Checkered Past will work as a manufacturer as well as a service provider. Expanding our capabilities in order to provide more diverse services will broaden Checkered Past’s network of customers and vendors. Offering more services under one roof will provide more appeal to our existing customers as well as potential customers and ultimately reduce outsourcing cost. In addition to adding more equipment and personnel to fulfill current demands, there are three (3) other services Checkered Past would like to provide in the near future.

1. Electric Discharge Machining (Wire EDM)
2. 3D Scanning Technology.
3. Water Jet Cutting.

By adding this equipment and offering new services, this allows Checkered Past to develop a stronger marketing campaign. We will also become more convenient and appealing to local business. Obtaining this new diversity is a key to maintaining future growth. What set’s Checkered Past apart from other competing entities is our ability for flexibility, expansion, and our diverse capabilities with key individuals all under one roof.

Checkered Past has outgrown its current facility of 3000 sq ft and is now pursuing a larger place of business. We have determined that a facility of approximately 6000 sq ft will be a comfortable transition for us. This will allow room for expansion as well as keeping overhead costs at a minimum. This move will provide Checkered Past with an opportunity to develop a more powerful professional image as well as establish a more efficient flow of operations throughout our workspace. Demographics has determined a few potential locations; Speedway In, with its current motorsports and redevelopment programs, and Brownsburg In, with its already established motorsports network. We are currently looking at each location with a five (5) year projection as we will be negotiating a five year lease agreement.

Our goal is to add the equipment needed to increase our current capacity and be operational in a larger facility by November 1<sup>st</sup> 2012. This will allow Checkered Past sufficient time to return to its operating schedule and start 2013 with a strong, efficient flow of operations.



CHECKERED PAST MACHINE

317.852.6978

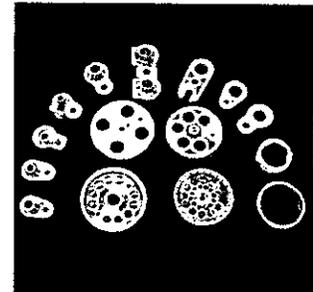
QUOTES ARE ALWAYS FREE.

HOME HISTORY EQUIPMENT PRODUCTS CAPABILITIES CONTACT/LOCATE

### HISTORY

Checkered Past was established in 1999 to provide high quality products to a wide range of customers. We manufacture parts from one piece prototypes to production runs in the thousands. We manufacture parts of all sizes and materials, including exotic metals like titanium, magnesium, and inconel.

Checkered Past has developed strong customer relationships within the motorsports industry. Customers in this industry demand high quality products and quick turn-around times. Checkered Past has excelled in this market due to its knowledge and commitment to quality. We have become well known for our ability to manufacture high performance suspension parts. These products require consistency and Checkered Past has a reputation of meeting and exceeding our customers demands. We also have a long history of manufacturing 3D prototype molds for well known composite companys.



Checkered Past takes pride in all the products that we manufacture. Our number one priority from day one was quality and that still holds true today.

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45 Mardale Drive Brownsburg, IN 46112  
Tel: 317-852-6978  
Indianapolis web design by marydesigns®



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317.852.6978

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HOME HISTORY EQUIPMENT PRODUCTS CAPABILITIES CONTACT/LOCATE

CAPABILITIES

Services: Part Design - Prototyping - Large Quantity Production - Product Assemblies

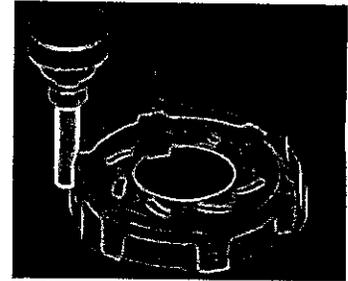
Software: MasterCAM - SolidWorks - AutoCAD - 3D Modeling - G-Code Programming

Machining: Milling - Turning - Drilling - Tapping - Broaching - Grinding - Hard Turning - 3D Machining - Logo Engraving - Roller Burnishing - Mold Making

Finishing: Vibratory De-burring - Polishing - Painting - Anodizing - Black Oxide

Welding: MIG Welding - TIG Welding (Aluminum - Magnesium - Stainless Steel - Titanium - Carbon Steel - Alloy Steel)

Fabrication: Tube Bending - Bar Bending - Sheet Metal Fabrication



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45 Mardale Drive Brownsburg, IN 46112  
Tel: 317-852-6978  
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U.S. Businesses

Checked Past Racing Products Brownsburg, IN

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- UCC Filings
- Nearby Businesses
- Competitors Report

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Location Info

Verified Record

<b>Company Name</b>	Checked Past Racing Products	<b>Phone</b>	(317) 852-6978
<b>Street Address</b>	45 Main St # G	<b>Fax</b>	Not Available
<b>City, State ZIP</b>	Brownsburg, IN 46112	<b>Toll Free Number</b>	Not Available
<b>County</b>	Hendricks	<b>Website</b>	Not Available
<b>Metro Area</b>	Indianapolis, IN		
<b>Census Block Group</b>	3	<b>Census Tract</b>	210102
<b>Radius Search</b>	_____ miles <a href="#">FIND SIMILAR</a> <a href="#">FIND ALL</a> <a href="#">ADVANCED RADIUS SEARCH</a>		

Collapse

Job Listings

Expand

Industry Profile

Collapse

<b>SIC Code</b>	<b>Descriptions</b>
3589 03	Machine Shops (Misc)
<b>NAICS Code</b>	<b>Description</b>
332710	Machining Shops
<b>Franchise</b>	<b>Description</b>
None Available	

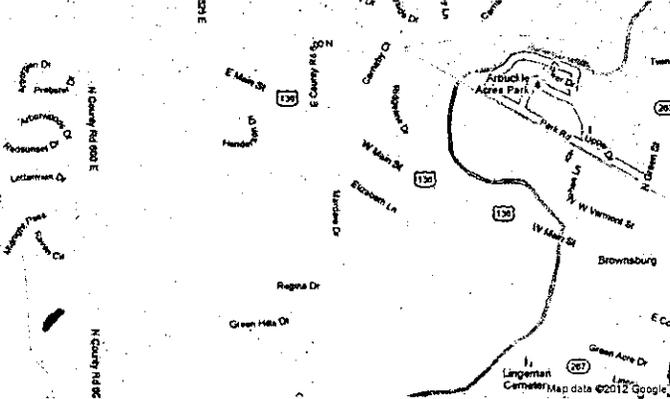
Business Profile

Expand

Location Map

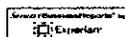
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PRINT MAP



Business Demographics

<b>Location Employees</b>	3	<b>Location Sales Volume</b>	\$501,000
<b>Corporate Employees</b>	Not Available	<b>Corporate Sales Volume</b>	Not Available
<b>Type of Business</b>	Private	<b>Location Type</b>	Single Loc
<b>Parent Company</b>	Not Available	<b>Foreign Parent</b>	Not Available
<b>EIN</b>	Not Available	<b>Fortune 1000 Ranking</b>	Not Available
<b>Credit Cards Accepted</b>	Not Available	<b>Last Updated On</b>	February 2012
<b>Years in Database</b>	11	<b>Year Established</b>	Not Available
<b>Square Footage</b>	10,000 - 39,999	<b>Number of PCs</b>	2 - 9 Pcs
<b>IUSA Number</b>	20 989 7248	<b>Home Business</b>	No
<b>Credit Rating Score</b>	B+	<b>Latitude / Longitude</b>	39.845380 / -86.410150
<b>Full Credit Report</b>	<a href="#">Buy from Experian</a>	<b>Location Centerpoint</b>	Site Level



Hours of Operation

Mon	Tue	Wed	Thu	Fri	Sat	Sun
Not Available						

Management Directory

Collapse

Name	Executive Title	Gender	Executive Ethnicity
Gregg Goff	Owner	Male	Jewish

Company News

Expand

Stock Data

Expand

Business Expenditures

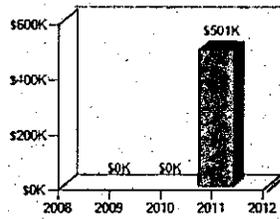
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<b>Accounting</b>	\$500 to \$1,000	<b>Advertising</b>	Less than \$5,000
<b>Contract Labor</b>	\$10,000 to \$50,000	<b>Insurance</b>	Not Available
<b>Legal</b>	\$500 to \$1,000	<b>Management/Administration</b>	Less than \$2,500
<b>Office Equipment &amp; Supplies</b>	Not Available	<b>Package/Container</b>	Not Available
<b>Payroll &amp; Benefits</b>	\$100,000 to \$250,000	<b>Purchased Print</b>	Not Available
<b>Rent &amp; Leasing</b>	Less than \$10,000	<b>Technology</b>	Not Available
<b>Telecommunications</b>	Less than \$2,000	<b>Utilities</b>	Not Available

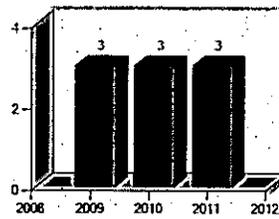
Historical Data

Collapse

Sales Volume



Number of Employees



Patent Filings

Collapse

Filing Date	Expiration	Source Filing Id	State
9/6/2005	9/6/2010	229400008164662	Indiana
<b>Secured Party</b>			
3/19/2004	3/19/2009	200400002621087	Indiana
<b>Secured Party</b>			
3/19/2004	3/19/2009	200400002620955	Indiana
<b>Secured Party</b>			
4/25/2003	4/25/2008	200300003548088	Indiana
<b>Secured Party</b>			
7/18/2001	7/18/2006	200100004134004	Indiana
<b>Secured Party</b>			

Monthly Employee

Collapse

Companies Report

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**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R / 1-06)  
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer		Checkedered Past Machine							
Address of taxpayer (number and street, city, state, and ZIP code)		45. Mardale Dr. Unit G Brownsburg IN							
Name of contact person		Nathan Overfelt							
		Telephone number	(317) 852-6978						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body		Brownsburg Town Council							
Resolution number (s)									
Location of property		County	Hendricks						
Southpoint Circle		DLGF taxing district number							
		016							
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary)		ESTIMATED							
		START DATE	COMPLETION DATE						
Manufacturing Equipment		04/20/12	04/20/12						
R & D Equipment									
Logist Dist Equipment									
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number	Salaries	Number retained	Salaries	Number additional	Salaries				
3	141,000	3	141,000	3	240,000				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values									
Plus estimated values of proposed project		160,000							
Less values of any property being replaced									
Net estimated values upon completion of project		160,000							
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)				Estimated hazardous waste converted (pounds)					
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative				Title		Date signed (month, day, year)			
[Signature]				Owner/Member		01/10/10			

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Installation of new manufacturing equipment;            | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

G. Other limitations or conditions (specify) \_\_\_\_\_

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year     | <input type="checkbox"/> 6 years     |
| <input type="checkbox"/> 2 years    | <input type="checkbox"/> 7 years     |
| <input type="checkbox"/> 3 years    | <input type="checkbox"/> 8 years     |
| <input type="checkbox"/> 4 years    | <input type="checkbox"/> 9 years     |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
Attested by:	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

**Auditor's Information - - -**

Parcel Detail page version = 1.1.76, 8/10/2012 1:25:40 PM

[Click here to register your e-mail to receive tax information e-mails from Hendricks County \(new feature 2/8/2010\)](#)[Return to the Hendricks County Home Page](#)[Click Here to read about Online Deduction Filing](#)[Click Here to file a Homestead Deduction](#)[Click Here to file a Mortgage Deduction](#)**Tax ID Number: 014-212611-357002**

State Parcel Number: 32-07-12-357-002.000-016

County Parcel Number: 14-2-12-61E 357-002

Duplicate Number: 4422011

[To go to the GovPayNOW site, click here. You will need to enter the duplicate number shown above.](#)[To see the GovPayNOW flyer, click here.](#)

Property Type: Residential

TIF Area: This parcel is not in a TIF area

School System: BROWNSBURG COMMUNITY

Subdivision: Eaglepoint Business Park

Legal Description
Lot 34 Eaglepoint Business Park Ph 2 1.98 ac Came From 14-2-12-61E 300-027

**Important Note:**

The Auditor, Treasurer and Assessor file records by parcel number and not by property address.

The property addresses on these web pages were the initial addresses for each parcel, but these addresses may have changed over the years and may no longer be accurate. The addresses on these web pages can not be used for any official or legal purpose; you will need to verify property addresses with the Planning and Building department.

**Current name and address information:**

Current Owner & Property Address	Current Mailing Name & Address
DIXON PROPERTIES LLC 481 Southpoint Cir Ste 2 Brownsburg, IN 46112-2206 (Address Validation OK)	DIXON PROPERTIES LLC 1332 Willow Oak Ct Avon, IN 46123-9496 (Address Validation OK)

If the text (Address Validation OK) is shown in one of the boxes above, it means that the address passes US Post Office validation.

It does not necessarily mean that the address has been field verified, it just means that the address is a complete and valid address according to the US Post Office.

If you think the mailing address shown is incorrect, please [click here to e-mail the Auditor's Office](#).If you think the property address shown is incorrect, please [click here to e-mail the Auditor's Office](#).**Name and address information from the last tax bill:**

Tax bill owner name & property address	Tax bill mailing name & address
DIXON PROPERTIES LLC 481 Southpoint Cir Ste 2 Brownsburg, IN 46112-2206	Dixon Properties LLC 1332 WILLOW OAK CT Avon, IN 46123

**Important Note:**The following deductions were filed for this property. If you did not file these deductions, then they are probably left over from the previous owner. Each homeowner must file their own deductions. Also you must re-file the mortgage deduction each time you re-finance your property. [Click here to see Deadlines and Filing Requirements](#).

Deductions Effective for the 2011 tax year, pay 2012	
Deduction Name	Deduction Amount
Abatement 1	\$463,740
Total	\$463,740

The Homestead ID has not been sent to DLGF.

Deductions Currently set for Pay 2013	
Deduction Name	Deduction Amount
Abatement 1	\$309,160
Total	\$309,160

If you have a question about the deductions, [click here to e-mail the Auditor's Office](#).

Mortgage Company Name (or Mortgage Company's payment company):

Current Parcel Acreage: 1.98

Drains or Conservancy: 490 Timothy Quinn Drain

**Treasurer's Information - - -**

**Current Account Summary**

Item	Amount
Taxes and Penalties	\$41,681.32
Drains & Other	\$99.00
Fees	\$0.00
-----	-----
Sub Total	\$41,780.32
Payments	(\$20,890.16)
Current Account Balance	\$20,890.16

**Assessment Values below are for 2011 Taxes, pay 2012:**

Pay 2012 Assessment	Amount
Assessed Land Value	\$217,800
Assessed Improvements	\$1,545,800
Assessed Personal Property	\$0
Total Assessment	\$1,763,600

**Tax Payment History**

Pay date	Tax Year	Payable Year	Enter Date/Time	Amount	Receipt Number	Receipt/Adjustment
5/9/2012	2011	2012	5/9/2012 2:53:38 PM	\$20,890.16	2131528	Receipt
11/9/2011	2010	2011	11/9/2011 9:36:56 AM	\$17,523.59	2055688	Receipt
5/10/2011	2010	2011	5/11/2011 9:33:39 AM	\$45,343.41	1991267	Receipt
11/16/2009	2008	2009	11/16/2009 1:56:28 PM	\$13,875.41	1758006	Receipt
9/18/2009	2008	2009	9/23/2009 11:03:55 AM	\$13,875.41	1734808	Receipt
2/10/2009	2007	2008	2/12/2009 1:25:53 PM	\$7,301.05	1659559	Receipt
11/10/2008	2007	2008	11/12/2008 10:10:41 AM	\$4,714.26	1601908	Receipt
6/23/2008	2007	2008	6/23/2008 2:37:37 PM	\$2,586.79	1540949	Receipt
11/13/2007	2006	2007	11/15/2007 9:04:00 AM	\$3,233.49	1506491	Receipt
5/16/2007	2006	2007	5/16/2007 12:11:26 PM	\$3,233.49	1418573	Receipt
11/10/2006	2005	2006	11/14/2006 10:03:10 AM	\$1,313.34	1372791	Receipt
4/18/2006	2005	2006	4/18/2006 11:56:32 AM	\$1,313.34	1261978	Receipt

**Current Tax Bill Details (Taxes for 2011, Pay 2012)**

Bill sent to: Dixon Properties LLC  
1332 WILLOW OAK CT  
Avon, IN 46123

Assessed Land Value: \$217,800  
Assessed Improvement Value: \$1,545,800  
Total Assessment Value: \$1,763,600  
Total Tax Rate: 0.032066

Tax Year: 2011, Pay Year: 2012

Charge Description	Charge	Net Adjustments	Adjusted Charges
Spring Tax	\$20,840.66	\$0.00	\$20,840.66
Spring Penalty	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00
Fall Tax	\$20,840.66	\$0.00	\$20,840.66
Fall Penalty	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00
Delq 1-Yr	\$0.00	\$0.00	\$0.00
Delq 1 Yr Penalty	\$0.00	\$0.00	\$0.00
Delq 2 Yr	\$0.00	\$0.00	\$0.00
Delq 2-Yr Penalty	\$0.00	\$0.00	\$0.00
Drains & Other *	\$99.00	\$0.00	\$99.00
Add Fee	\$0.00	\$0.00	\$0.00
Bank Fee	\$0.00	\$0.00	\$0.00
Certified to Court Fee	\$0.00	\$0.00	\$0.00
Demand Fee	\$0.00	\$0.00	\$0.00
Judgement Fee	\$0.00	\$0.00	\$0.00
Judgement T/P/I Fee	\$0.00	\$0.00	\$0.00
Late 20% Penalty	\$0.00	\$0.00	\$0.00
Late Fine	\$0.00	\$0.00	\$0.00
Taxsale Fee	\$0.00	\$0.00	\$0.00
Totals	\$41,780.32	\$0.00	\$41,780.32

## \* Drains and Other Details

Description	Amount
490 Timothy Quinn Drain	\$99.00
Total Other Charges	\$99.00

Notes about the tax bill tables:

1. This information is believed to be correct at the time the data was extracted from the production systems, but as indicated in the web site disclaimer, all information on this site is for informational purposes only. The values and descriptions are not to be used for official business. Please check with the appropriate county department for official information.
2. The values in the above tables only reflect the latest tax bill and the payments and adjustments for that tax bill.

Please check with the Treasurer's office for the amount you owe - this web site shows data extracted from the production systems, it does not directly link into the production system.

The 1st installment for pay 2012 taxes (for spring taxes) is due by May 10, 2012.  
The 2nd installment for pay 2012 taxes (for fall taxes) is due by November 13, 2012.

For information about tax bill caps, click here for the State of Indiana DLGF web page.

[Click here for information about Direct Debit tax payments.](#)

**Previous Tax Bills**

Note: This table shows billings prior to the Pay 2012 bills. Note: Any adjustments since the original bill are not reflected here.

Name Billed Under	Land Value	Imp Value	Total Bill	Spring Tax	Fall Tax	Drains & Other Charges	Delinquent	Penalties & Fees	Total Deductions	Tax Year	Pay Year	Tax Rate
Dixon Properties LLC	217800	2249000	\$93,243.02	\$23,831.62	\$23,831.62	\$207.90	\$41,247.16	\$0.00	\$899,600	2010	2011	0.030413
Dixon Properties LLC	217800	2523200	\$41,346.16	\$20,623.58	\$20,623.58	\$99.00	\$0.00	\$0.00	\$1,261,600	2009	2010	0.027881
Dixon Properties LLC	161400	2316800	\$27,750.82	\$13,875.41	\$13,875.41	\$0.00	\$0.00	\$0.00	\$1,505,920	2008	2009	0.028542
Dixon Properties LLC	161400	2142900	\$14,602.10	\$7,301.05	\$7,301.05	\$0.00	\$0.00	\$0.00	\$1,714,320	2007	2008	0.029169
Dixon Properties LLC	138600	1878400	\$6,466.98	\$3,233.49	\$3,233.49	\$0.00	\$0.00	\$0.00	\$1,784,480	2006	2007	0.032447
Dixon Properties LLC	99000	840500	\$2,626.68	\$1,313.34	\$1,313.34	\$0.00	\$0.00	\$0.00	\$840,500	2005	2006	0.031988
dixon properties llc	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	2004	2005	0.031963

**Permitting Information - - -****Existing Septic Permits**

No county Well & Septic Permits found.

**Recent Septic Permit Application Status**

No recent septic permit applications found.

**Well & Septic Scanned Images**

If any images are available, the links to those images will be shown below. After clicking the link, if the image is too small to read, hover your mouse over the image and click the expansion icon.

**Building Permit Information**

Only permits filed with the County are displayed here. Permits for properties in town limits are filed with the Town.

**Assessor's Information****2011 Assessment Data (Pay 2012)**

Property sales activity:

Property sold on 9/9/2004, Price was \$315,000

The following Assessor information is updated once a year when the values are certified.

This data may not reflect the current owner, property description or assessment values; it shows the last certified assessment of the property.

Owner Name: DIXON PROPERTIES LLC

Parcel Number: 14-2-12-61E 357-002

PID: 36492985

State Parcel Number: 32-07-12-357-002.000-016

Property Class: (370) Small Shop

Parcel Acreage: 1.98

Topography: Level

Utilities: Water, Sewer, Gas, Electricity

Neighborhood: IND-NORTHPOINT CT/SOUTHPOINT CIR-14

District: 14 : BROWNSBURG TOWN

Assessment Year: 2011 (pay 2012)

Tax Value of Land: \$217,800

Tax Value of Improvements: \$1,545,800

Total Tax Value: \$1,763,600

If you have a question about your assessment data, click here to e-mail the Assessor's Office.

Land Type	Land Type Code	Soil ID	Measured Acreage	Frontage	Depth	Base rate	Soil Productivity
Comm & Ind - Primary	11		1.98	0	0	110000	0

Misc. Structure (59567500)

Occupancy Description	Year Built	SqFt
Paving	2005	0

Misc. Structure (59567501)

Occupancy Description	Year Built	SqFt
Paving	2005	0

Misc. Structure (59567502)

Occupancy Description	Year Built	SqFt
Paving	2005	0

Misc. Structure (59567503)

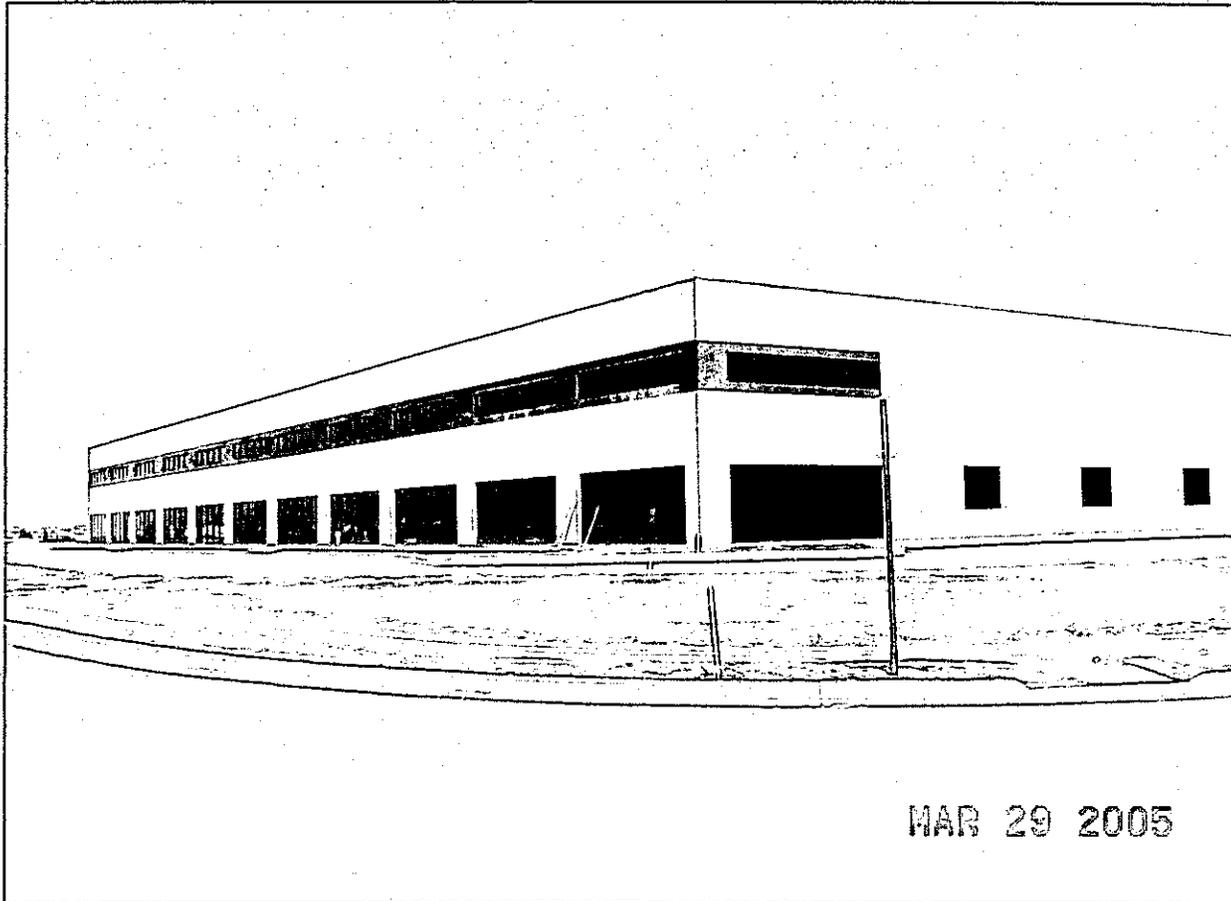
Occupancy Description	Year Built	SqFt
Paving	2005	0

Commercial Building (59567499)

Occupancy Description	Year Built	Description	Sq Ft
C/I Building	2005	Small Shop	35179

[Link to the site that hosts the Hendricks County GIS data](#)

Picture(s) (If available):



**2010 Assessment Data (Pay 2011)**

Owner Name: DIXON PROPERTIES LLC  
Parcel Number: 14-2-12-61E 357-002  
State Parcel Number: 32-07-12-357-002.000-016  
Property Class: (370) Small Shop  
Parcel Acreage: 1.98  
Topography: Level  
Utilities: Water, Sewer, Gas, Electricity  
Neighborhood: IND-NORTHPOINT CT/SOUTHPOINT CIR-14  
District: 14 : BROWNSBURG TOWN  
Assessment Year: 2010 (pay 2011)  
Tax Value of Land: \$217,800  
Tax Value of Improvements: \$2,249,000  
Total Tax Value: \$2,466,800

---

**2009 Assessment Data (Pay 2010)**

Owner Name: DIXON PROPERTIES LLC  
Parcel Number: 14-2-12-61E 357-002  
State Parcel Number: 32-07-12-357-002.000-016  
Property Class: (370) Small Shop  
Parcel Acreage: 1.98  
Topography: Level  
Utilities: Water, Sewer, Gas, Electricity  
Neighborhood: IND-NORTHPOINT CT/SOUTHPOINT CIR-14  
District: 14 : BROWNSBURG TOWN  
Assessment Year: 2009 (pay 2010)  
Tax Value of Land: \$217,800  
Tax Value of Improvements: \$2,523,200  
Total Tax Value: \$2,741,000

---

**2008 Assessment Data (Pay 2009)**

Owner Name: DIXON PROPERTIES LLC  
Parcel Number: 14-2-12-61E 357-002  
State Parcel Number: 32-07-12-357-002.000-016  
Property Class: (370) Small Shop  
Parcel Acreage: 1.98  
Topography: Level  
Utilities: Water, Sewer, Gas, Electricity  
Neighborhood: IND-Park-Excellent-14  
District: 14 : BROWNSBURG TOWN  
Assessment Year: 2008 (pay 2009)  
Tax Value of Land: \$161,400  
Tax Value of Improvements: \$2,316,800  
Total Tax Value: \$2,478,200

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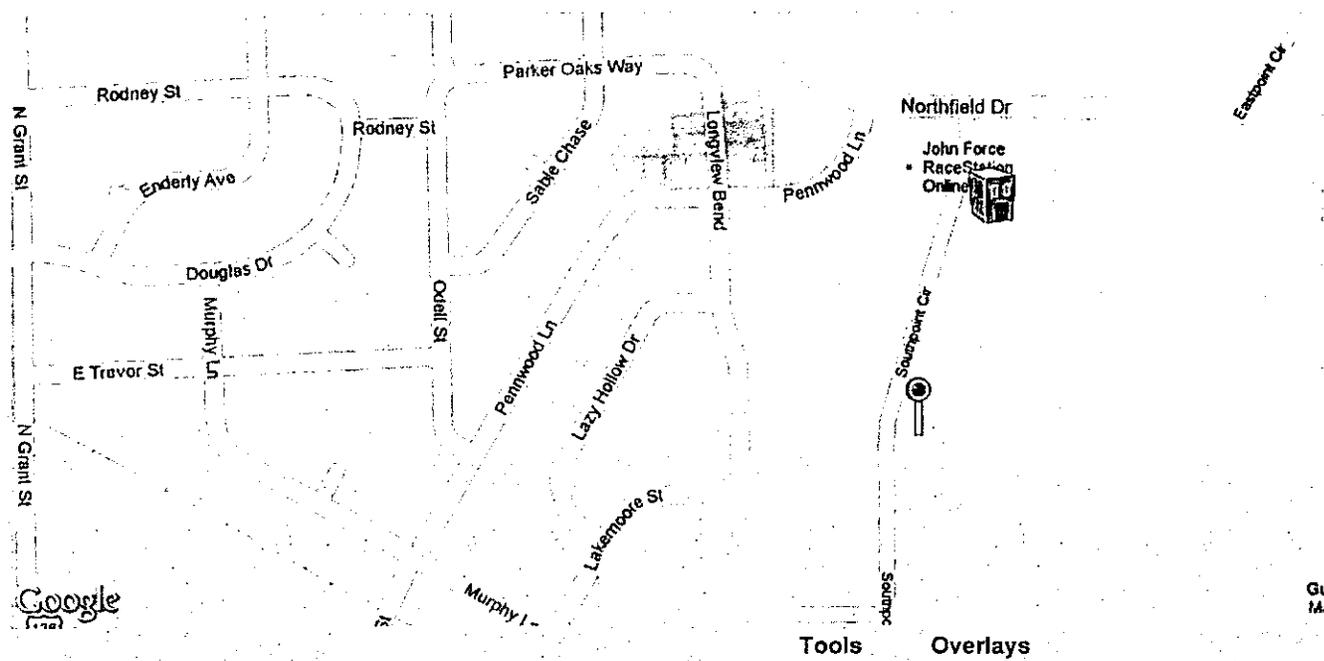
**2007 Assessment Data (Pay 2008)**

Owner Name: DIXON PROPERTIES LLC  
Parcel Number: 14-2-12-61E 357-002  
State Parcel Number: 32-07-12-357-002.000-016  
Property Class: (370) Small Shop  
Parcel Acreage: 1.98  
Topography: Level  
Utilities: Water, Sewer, Gas, Electricity  
Neighborhood: Ind. Park-Excellent  
District: 14 : BROWNSBURG TOWN  
Assessment Year: 2007 (pay 2008)  
Tax Value of Land: \$161,400  
Tax Value of Improvements: \$2,142,900  
Total Tax Value: \$2,304,300



# Hendricks County Economic Development Partnership

- [What's Happening](#)
- [Property Search](#)
- [Business Assistance/Incentive Programs](#)
- [Business Industry Focus](#)
- [Community](#)

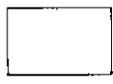


## 481 Southpoint Cir - BROWNSBURG, IN 46112

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- [Demographics](#)
- [Consumer Spending](#)
- [Wages](#)
- [Business](#)

### Property Report (481 Southpoint Cir)



Property Details

<b>Availability</b>	
For Lease	Yes
Lease Terms	based on length of lease
For Sale	Yes
Total Size	34,500
<b>Building Details</b>	
Divisible	Yes
Building SF	34,500
Number of Floors	2
Minimum Ceiling	22 ft

Site/Building Name 481 Southpoint Cir  
 Street Address 481 Southpoint Cir  
 City Brownsburg  
 County Hendricks County  
 Zip Code 46112  
 Type of space Office, Flex, Industrial  
 Min SubDivide 6,250 sqft  
 Available 12,500 sqft  
 Last Updated 3/15/2012

Maximum Ceiling 22 ft  
 Sprinkler Yes  
 Multi Tenant Building Yes  
 Air Conditioning Yes  
 Heating System Yes  
 Drive Doors 6

**Site Details**

Employee Parking Yes  
 Industrial Park Platted Yes  
 Zoning I

**Contact Information**

Company Hendricks County Economic Development Partnership  
 Contact Name Cinda Kelley  
 Address 5250 E US Hwy. 36, Ste. 1000-5  
 City Avon  
 State INDIANA  
 Phone 317-745-2400  
 Fax 317-745-0757  
 Email kelley@hcedp.org  
 Website http://www.hcedp.org/

Company Logo



**Transportation**

Interstate Name I-74  
 Distance to Interstate 1 miles  
 Nearby Highway State Road 267  
 Distance to Nearest Highway 1 miles  
 Nearest International Airport Indianapolis International  
 Distance to Nearest Airport 12 miles  
 Regional Airport Name Eagle Creek  
 Distance to Regional Airport 8 miles  
 Distance to Port 100 miles

**Utilities**

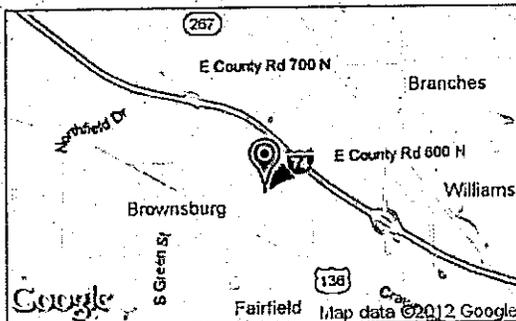
Electric Yes  
 Electric Provider Duke Energy  
 Natural Gas Yes  
 Distance to Natural Gas Vectren  
 Sewer Yes  
 Sewer Provider Town of Brownsburg  
 Water Yes  
 Water Provider Town of Brownsburg  
 Telecom Yes  
 Telecom Provider AT&T

**Other**

Ownership Dixon

**Notes**

New construction Located in popular Eaglepoint Business Park  
 Ten Year Propert Tax Abatement



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