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ORDINANCE NO. 2021-02

**AN ORDINANCE TO ESTABLISH A FUND
FOR THE MANAGEMENT AND REDEVELOPMENT OF THE DONATED
AUBURN MOBILE HOME PARK REAL ESTATE PROPERTY**

SUMMARY

This Ordinance establishes a Contribution Fund for the management and rehabilitation of the donated Auburn Mobile Home Park real estate property located on Wayne Street in Auburn, Indiana.

_____ Recorder's Office
_____ Auditor's Office
_____ Clerk's Office
_____ Other

_____ Publish Public Hearing
_____ Publish O/R after adoption

ORDINANCE NO. 2021-02

**AN ORDINANCE TO ESTABLISH A FUND
FOR THE MANAGEMENT AND REDEVELOPMENT OF THE DONATED
AUBURN MOBILE HOME PARK REAL ESTATE PROPERTY**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN,
INDIANA:**

Section 1.

The Clerk-Treasurer of the Municipal City of Auburn shall establish a Contribution Fund for the management and redevelopment of the donated Auburn Mobile Home Park property located on Wayne Street, Auburn, Indiana. See legal description attached as Exhibit "A" hereto and made a part hereof.

Section II.

The fund shall be a non-appropriated fund.

Section III.

The purpose of the Fund shall be for receipt of money from rents and other resources for the purpose of management and redevelopment of the real estate set forth in Exhibit "A".

BE IT FURTHER ORDAINED that this Ordinance be in full force and effect from and after its passage by the Common Council and signing by the Mayor.

1ST READING _____
2ND READING _____

PASSED AND ADOPTED by the Common Council of the City of Auburn, Indiana, this
6 day of April, 2021.


James Finchum, Councilmember

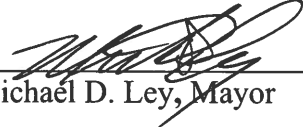
ATTEST:


Patricia Miller, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 6 day of
April, 2021.


Patricia Miller, Clerk-Treasurer

APPROVED AND SIGNED by me this 6 day of April, 2021.


Michael D. Ley, Mayor

VOTING:

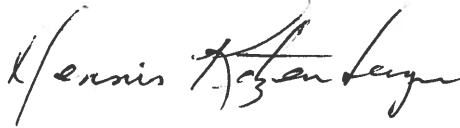
AYE

NAY

James Finchum



Dennis Ketzenberger



Natalie DeWitt



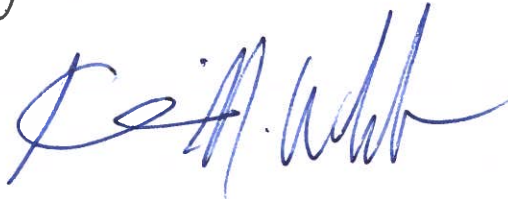
Dennis K. Kruse II



David Bundy



Kevin Webb



Michael Walter

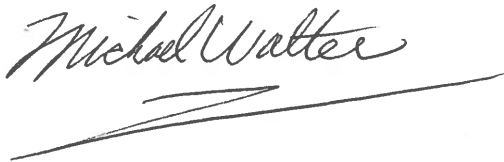


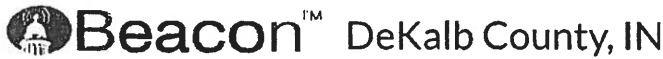
Exhibit "A"

Legal Description

A part of the Southeast Quarter of the Northeast Quarter of Section Number Six (6) AND a part of the Southwest Quarter (1/4) of Section Number Five (5), all in Township Thirty-three (33) North, Range Thirteen (13) East more particularly described as follows:

A part of the Northwest Quarter of Section 5, and a part of the Northeast Quarter of Section 6 in Township 33 North, Range 13 East, Jackson Civil Township, DeKalb County, Indiana, and more fully described as follows:

Commencing at a stone found at the South corner between said Sections 5 and 6 and running thence on the line between said Quarter Sections of said Sections 5 and 6 North 00 deg. 17 min. 39 sec. West 461.70 feet to the TRUE POINT OF BEGINNING; thence South 88 deg. 05 min. 40 sec. East 534.25 feet to the top of bank of the Cedar Creek; thence along said top of bank North 17 deg. 13 min. 12 sec. East 276.18 feet; thence North 88 deg. 05 min. 40 sec. West 439.87 feet to a 4 inch round steel post; thence continuing North 88 deg. 05 min. 40 sec. West 177.55 feet to the North-South running line between said Sections 5 and 6; thence continuing North 88 deg. 05 min. 40 sec. West 197.41 feet to a Point on a curve to the Right on the Easterly Right-of-Way of County Road 427; thence along said Easterly Right-of-Way, along said curve having a radius of 57,295.80 feet and being measured along a chord having a bearing of South 21 deg. 57 min. 48 sec. West a chord distance of 67.75 feet to the P.T. of a curve and being station 323 + 15.6 of the State Highway Plans for Highway #427; thence continuing along said Easterly Right-of-Way South 21 deg. 55 min. 51 sec. West 215.76 feet; thence South 88 deg. 05 min. 40 sec. East 304.76 feet back to the POINT OF BEGINNING, and being all that land known as the South Auburn Trailer Court. Containing 5.057 acres total boundary with 1.535 acres in Section 6, and 3.522 acres in Section 5.



Summary - Auditor's Office

Parcel ID 21-10-06-277-002
 Tax Bill ID 21-10-06-277-002
 State ID 17-10-06-277-002.000-010
 Map Reference #
 Property Address Wayne St
 Auburn, IN, 46706
 Brief Legal Description In SE1/4 NE1/4
 (Note: Not to be used on legal documents)
 Class COMMERCIAL MOBILE HOME PARKS
 Tax District Auburn Jackson 010
 Tax Rate Code 21065 - Advertised
 Property Type 67 - Commercial
 Mortgage Co N/A
 Last Change Date
 Acreage 1.535

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels. **FOR SPLIT AND/OR COMBINED PARCELS**, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due, or the Assessor's Office for information on assessed values.

Tax Rate

2.5648

Owners - Auditor's Office

Auburn Mobile Home Park, LLC
 C/O Burtis L. Dickman
 2222 S Wayne St
 Auburn, IN 46706

Taxing District - Assessor's Office

County: Dekalb
 Township: Jackson Township
 State District 010 AUBURN CITY-JACKSON TOWNSHIP
 Local District: 021
 School Corp: DEKALB COUNTY CENTRAL UNITED
 Neighborhood: 214018-17010 VARIOUS C/I UNPLATTED AREAS 214018-17010

Site Description - Assessor's Office

Topography: Flat
 Public Utilities: All
 Street or Road: Paved
 Area Quality:

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Primary Commercial/Indust Land		0	0	0.2300	\$40,000.00	\$40,000.00	\$9,200.00	\$0.00	\$9,200.00
Undeveloped Usable C/I Land		0	0	1.3050	\$6,000.00	\$6,000.00	\$7,830.00	\$0.00	\$7,830.00

Residential Dwellings - Assessor's Office

Description	Single-Family R 01
Story Height	2
Style	
Finished Area	2397
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	2397
Bedrooms	4
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	2
Water Heaters	2
Add Fixtures	0

Floor	Construction	Base	Finish
1	4/6 Masonry	1437	1437
2	Brick	960	960
S		57	0

Features	Area
Porch, Enclosed Frame	88

Commercial Buildings

Description	C/I Building C 01				Use Area	1,200
	SB	B	1	U	Not in Use	0
Wall Type			1		Use	General Retail
Heating			1200		Floor	1
A/C						
Sprinkler						
Plumbing RES/CI	#	TF	#	TF		
Total	0	0	0	0		

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	D+1	1960	1960	A	1.01	2397	1	0
C/I Building C 01	100	D+1	1958	1957	A	1.01	1200	1	0
Utility Shed C 01	100	C	1961	1961	A	1.01	1116	1	0
Mobile Home Park (18)	100	C	1958	1958	A	1.01	0	1	0

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
1/20/1995	AUBURN MOBILE HOME PARK, L.L.C. DICKMAN, BURTIS L. & ELSIE C.	0		\$0.00 \$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00	\$17,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$113,200.00	\$115,800.00	\$115,700.00	\$114,400.00	\$113,200.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/20/1995	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment

As Of Date	4/14/2020	4/10/2019	3/26/2018	3/19/2017	5/18/2016
Land	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200
Land Non Res (3)	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800
Improvement	\$113,200	\$115,800	\$115,700	\$114,400	\$113,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$113,200	\$115,800	\$115,700	\$114,400	\$113,200
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$130,200	\$132,800	\$132,700	\$131,400	\$130,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$122,400	\$125,000	\$124,900	\$123,600	\$122,400
Total Non Res (3)	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800

Tax History - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$1,253.22	\$1,308.58	\$1,318.62	\$1,329.68
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$1,253.22	\$1,308.58	\$1,318.62	\$1,329.68
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.24	\$6.24	\$6.24	\$6.24
		0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$27.75
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$2,512.68	\$2,623.40	\$2,643.48	\$2,665.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$2,512.68)	(\$2,623.40)	(\$2,643.48)	(\$2,665.60)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed.
If paid, payment will show in the next tax year. Amounts shown do not include late penalties.
Please call our office at 260-925-2712 for current balance information.

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020	1852578	11/9/2020	\$1,256.34
2019 Pay 2020	1824172	5/7/2020	\$1,256.34
2018 Pay 2019	1796462	11/8/2019	\$1,311.70
2018 Pay 2019	1769674	5/9/2019	\$1,311.70
2017 Pay 2018	1721842	5/10/2018	(\$2,665.60)
2017 Pay 2018	1721843	5/10/2018	\$2,643.48
2017 Pay 2018	1688027	12/29/2017	\$2,665.60
2016 Pay 2017	1681446	11/13/2017	\$1,332.80
2016 Pay 2017	1652670	5/8/2017	\$1,332.80
2015 Pay 2016	1625767	11/9/2016	\$1,236.37
2015 Pay 2016	1601883	5/10/2016	\$1,236.37

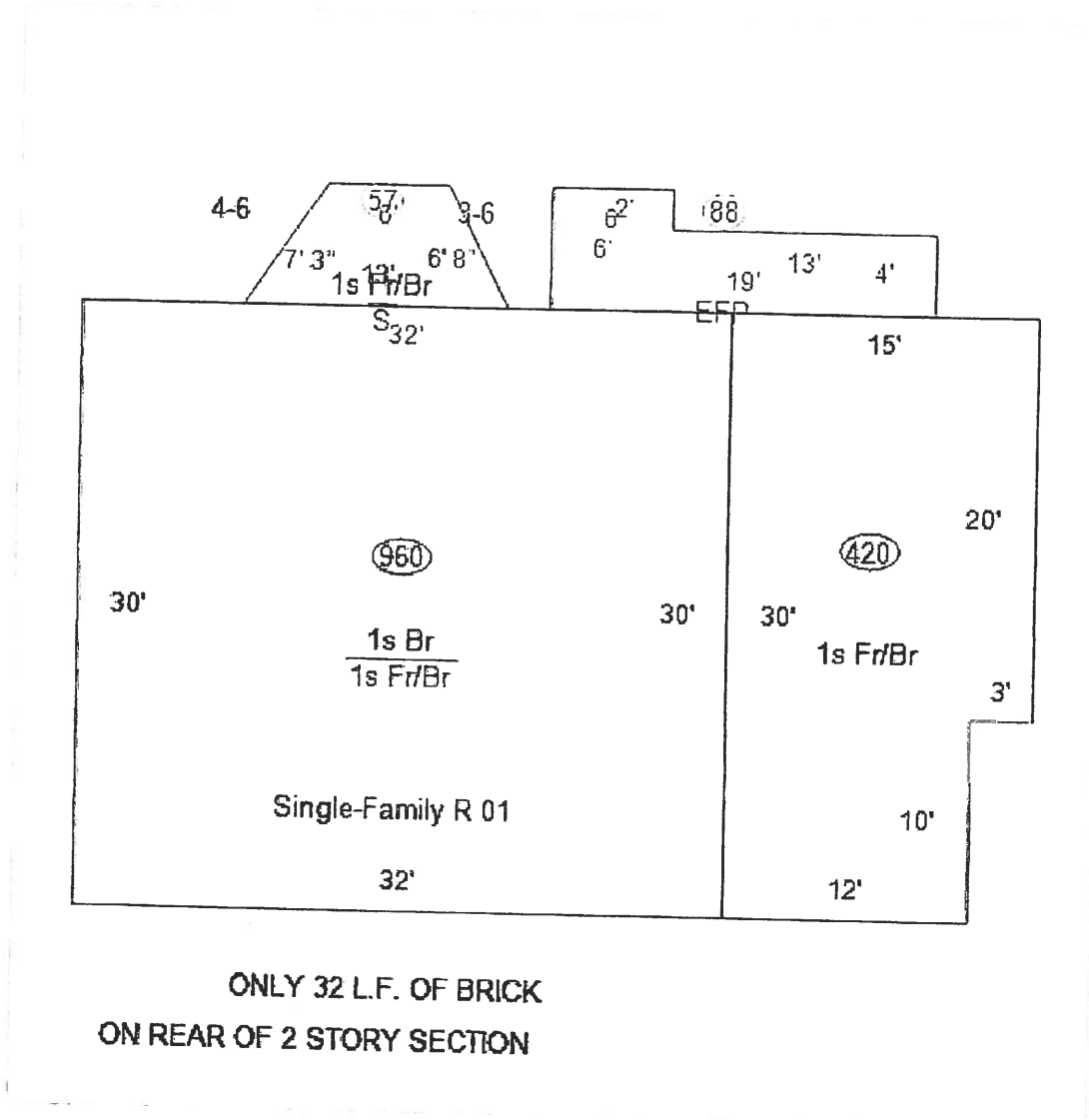
Property Tax Bill

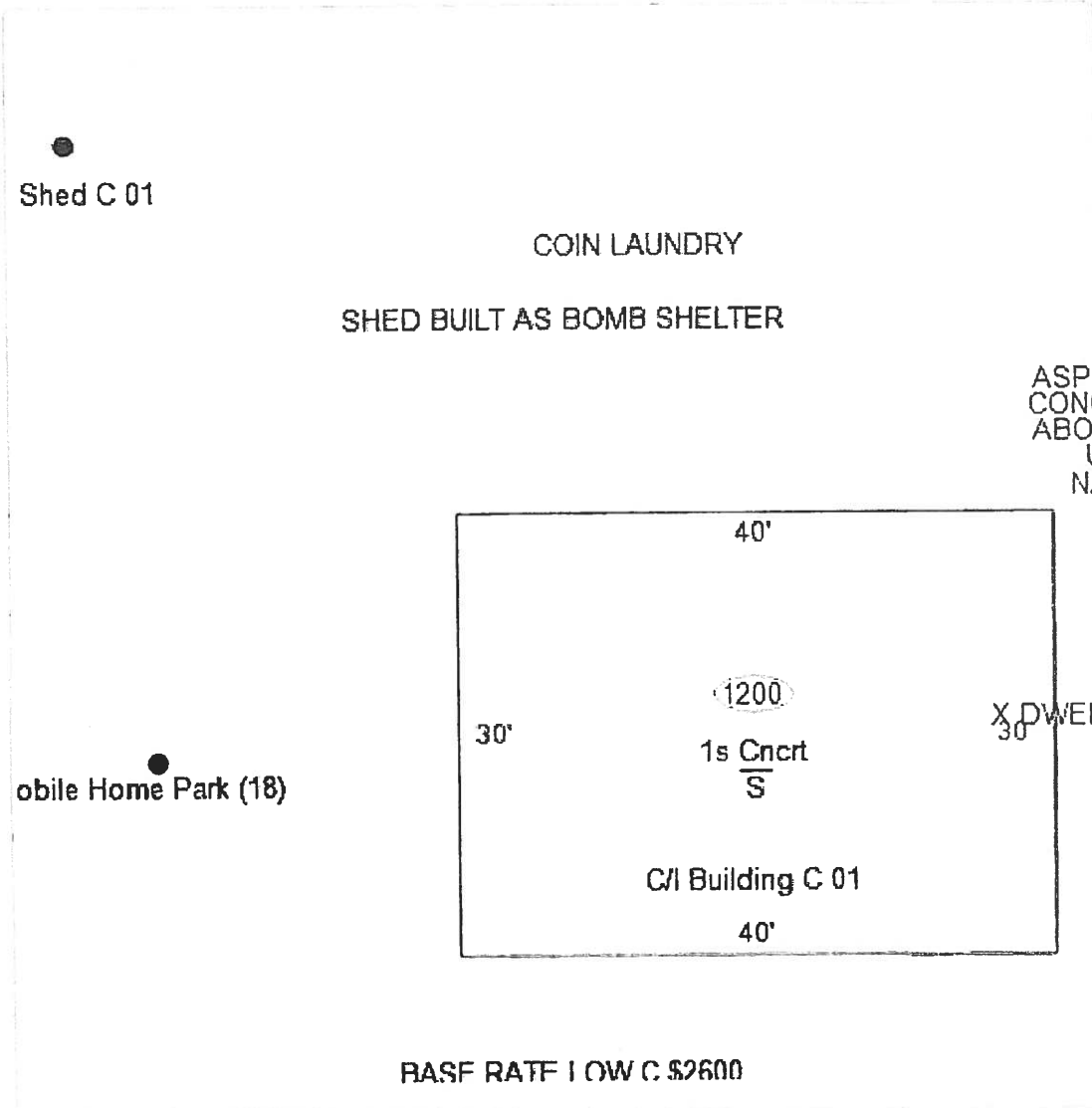
Print tax bill

Amount does not include late penalty

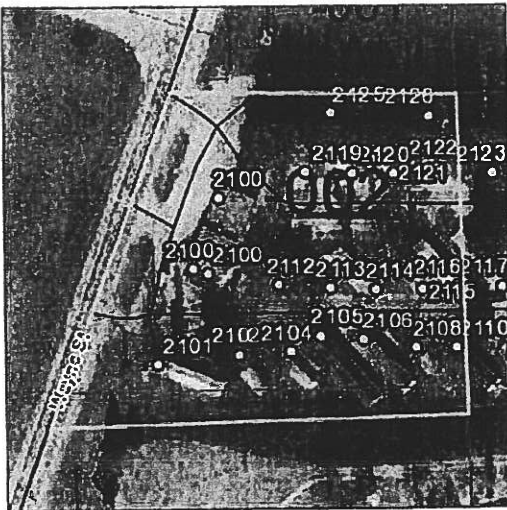
[Make a Payment Online](#)

Sketches - Assessor's Office





Map



No data available for the following modules: Exemptions - Auditor's Office.

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Version 2.3.10.1



Summary - Auditor's Office

Parcel ID 21-10-05-151-003
 Tax Bill ID 21-10-05-151-003
 State ID 17-10-05-151-003.000-010
 Map Reference #
 Property Address 2100 Wayne St
 Auburn, IN, 46706
 Brief Legal Description W Pt SW1/4 NW1/4
 (Note: Not to be used on legal documents)
 Class COMMERCIAL MOBILE HOME PARKS
 Tax District Auburn Jackson 010
 Tax Rate Code 21065 - Advertised
 Property Type 67 - Commercial
 Mortgage Co N/A
 Last Change Date
 Acreage 3.522

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Tax Rate

2.5648

Owners - Auditor's Office

Auburn Mobile Home Park, LLC
 C/O Burtis L. Dickman
 2222 S Wayne St
 Auburn, IN 46706

Taxing District - Assessor's Office

County: DeKalb
 Township: Jackson Township
 State District 010 AUBURN CITY-JACKSON TOWNSHIP
 Local District: 021
 School Corp: DEKALB COUNTY CENTRAL UNITED
 Neighborhood: 214018-17010 VARIOUS C/I UNPLATTED AREAS 214018-17010

Site Description - Assessor's Office

Topography: Flat
 Public Utilities: All
 Street or Road: Paved
 Area Quality:

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Primary Commercial/Indust Land		0	0	3.5220	\$40,000.00	\$40,000.00	\$140,880.00	\$0.00	\$140,880.00

Improvements - Assessor's Office

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Mobile Home Park (13)	100	C	1965	1965	F	1.01	0	1	1.1
Mobile Home Park (22)	100	C	1958	1958	A	1.01	0	1	1.1

Transfer History (Cama) - Auditor & Assessor's Off

Date	New Owner	Doc ID	Book/Page	Sale Price
	AUBURN MOBILE HOME PARK L.L.C.			\$0.00

Homestead Assessments - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
Land	\$140,900.00	\$140,900.00	\$140,900.00	\$140,900.00	\$140,900.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$31,200.00	\$32,000.00	\$32,000.00	\$32,000.00	\$28,800.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfer History (Tax)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
1/20/1995	Unknown At Conversion				

Valuation - Assessor's Office

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/14/2020	4/10/2019	3/26/2018	3/19/2017	5/18/2016
Land	\$140,900	\$140,900	\$140,900	\$140,900	\$140,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$140,900	\$140,900	\$140,900	\$140,900	\$140,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$31,200	\$32,000	\$32,000	\$32,000	\$28,800
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$31,200	\$32,000	\$32,000	\$32,000	\$28,800
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$172,100	\$172,900	\$172,900	\$172,900	\$169,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$172,100	\$172,900	\$172,900	\$172,900	\$169,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017
+ Spring Tax	\$0.00	\$1,595.16	\$1,667.02	\$1,698.78	\$1,697.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$1,595.16	\$1,667.02	\$1,698.78	\$1,697.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$6.24	\$6.24	\$6.24	\$6.24
		0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$7.25
= Charges	\$0.00	\$3,196.56	\$3,340.28	\$3,403.80	\$3,400.24
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$3,196.56)	(\$3,340.28)	(\$3,403.80)	(\$3,400.24)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Please call our office at 260-925-2712 for current balance information.

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020	1852577	11/9/2020	\$1,598.28
2019 Pay 2020	1824171	5/7/2020	\$1,598.28
2018 Pay 2019	1796461	11/8/2019	\$1,670.14
2018 Pay 2019	1769673	5/9/2019	\$1,670.14
2017 Pay 2018	1721811	5/10/2018	\$0.34
2017 Pay 2018	1721817	5/10/2018	\$0.84
2017 Pay 2018	1721820	5/10/2018	\$2.38
2017 Pay 2018	1688026	12/29/2017	\$3,400.24
2016 Pay 2017	1681447	11/13/2017	\$1,700.12
2016 Pay 2017	1652671	5/8/2017	\$1,700.12
2015 Pay 2016	1625766	11/9/2016	\$1,612.85
2015 Pay 2016	1601882	5/10/2016	\$1,612.85

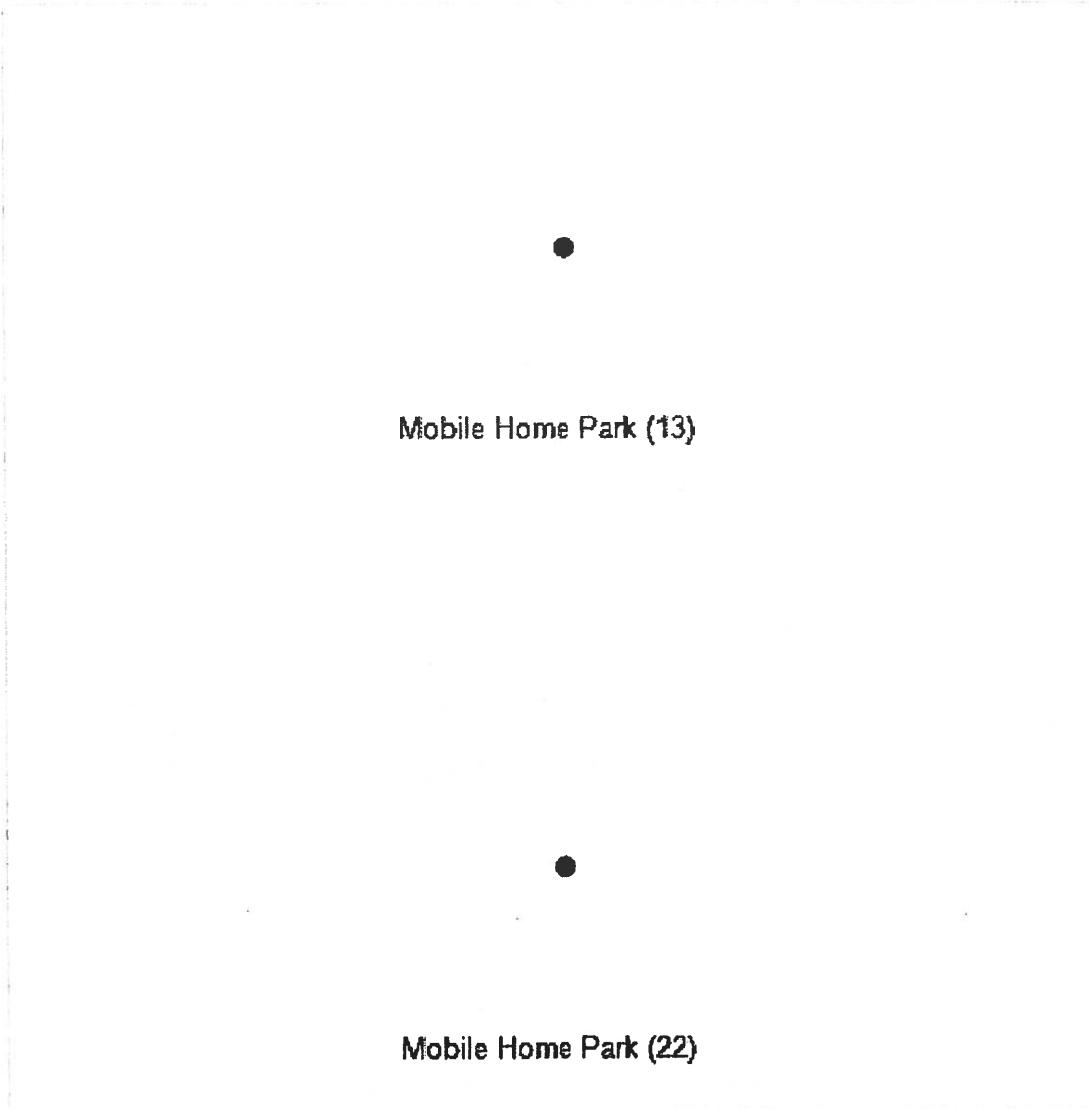
Property Tax Bill

Print tax bill

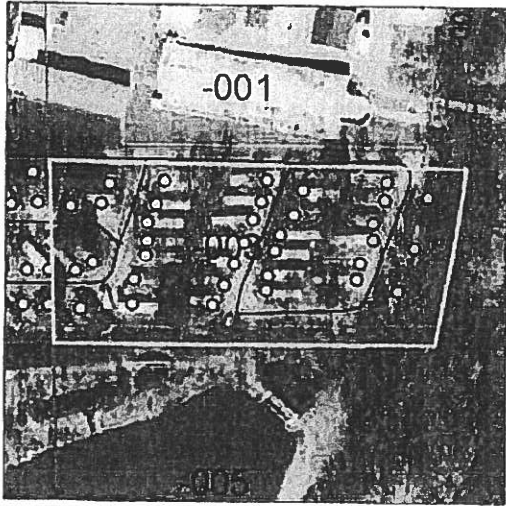
Amount does not include late penalty

[Make a Payment Online](#)

Sketches - Assessor's Office



Map



No data available for the following modules: Residential Dwellings - Assessor's Office, Commercial Buildings, Exemptions - Auditor's Office.

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