

**NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS**

State Form 21366 (R23 / 11-25)

Prescribed by the Department of Local Government Finance

FORM 11**THIS IS NOT A TAX BILL****APPEAL DEADLINE IS:**

June 15, 2026



MWPSAUTOSEQ***1 of 1***45613
GEHRUNG, RALPH & ANITA
7859 ACRE LN
BROWNSBURG IN 46112



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

Legal Description	Parcel or Identification Number
NORTHERN ACRES SEC 10 LOT 112	32-02-35-185-003.000-001
Property Address (number and street, city, state, and ZIP code) 7859 ACRE LN, BROWNSBURG, IN 46112	

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.

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 an attempt 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 the appeal.

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE JANUARY 1, 2026	
LAND	53,400	LAND	53,400
STRUCTURES/ IMPROVEMENTS*	223,200	STRUCTURES/ IMPROVEMENTS*	243,700
TOTAL	276,600	TOTAL	297,100

Reason for Revision of Assessment: *Annual Adjustment*

- As required by law, your assessment is evaluated and adjusted each year to reflect market value. The 2026 assessed value is based on sales that occurred in 2025.
- The agricultural land base rate has remained the same at \$2,120/acre per Indiana Code § 6-1.1-4-13.

* If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website: www.IN.gov/dlgef. Other non-residential construction may be eligible for deductions - see Form 322/VBD.

County Hendricks	Township Brown Township	Date of Notice (month, day, year) 4/28/2026
Assessing Official Nicki Lawson, County Assessor		Telephone Number (317) 745-9207
Address (number and street, city, state, and ZIP code) 355 S Washington St., Ste 230, Danville, IN 46122		



NICOLE LAWSON

Hendricks County Assessor

Hendricks County Government Center
355 S Washington St #230
Danville IN 46122
Phone: (317)745-9207
Fax: (317)745-9411
E-mail: nlawson@co.hendricks.in.us
Website: www.co.hendricks.in.us

Dear Hendricks County Property Owner,

Included is your Notice of Assessment (Form-11) which compares last year's total assessment with the 2026 assessment. The 2026 assessment is the starting point of the taxes payable in 2027.

The Department of Local Government Finance (DLGF), who is our oversight department at the state level, has released new cost tables for 2026. These are used by all Indiana Assessors as the base cost starting point for each assessment. They were last updated 4 years ago and as we all know, most everything has risen in cost in the past 4 years. Building materials are no different and these updates have created a significant increase in the base cost table values. But just because your assessment has increased does not equate to your taxes raising at the same amount.

My office is here to assist you with any questions or concerns that you might have regarding your assessment. The Assessor's Office has no control over the cost table increase. Your assessment is broken down between Land Value and Improvement/Structure Value. The overall Total Value is what you should be mostly concerned with. It should be close to the value that you would sell your property for on the open market.

I encourage you to check out our new website at engage.xsoftinc.com/Hendricks. This is a very user-friendly site where you can review your most current Property Record Card (PRC), the current Form-11, file an appeal and review comparables. It provides lots of information regarding Annual Trending, Reassessment and the Appeal process.

To provide better service, I will be holding 4 Assessor-After-Hours sessions during the month of May. This will be a great opportunity to receive one-on-one assistance from the Assessor Office staff and ask questions or get help with filing an appeal. Please review the website for dates, times and locations.

Also, there are several deductions and credits available to taxpayers and many changes based on recent legislation. A few of these changes include the elimination of the Geothermal Deduction and the Solar Deduction. For questions regarding your deductions, you may contact the Auditor's Office at 317-745-9300.

This year's Annual Adjustments and Trending were based on sales from 1/1/2025 – 12/31/2025. The Indiana Association of Realtors has indicated that the median sale price in Hendricks County as of January 2026 was \$349,900. It also indicated that the year-over-year change in median sale price from January 2025 to January 2026 was 9%.

Again, we are here to help. Please feel free to contact my office with any questions or concerns regarding your assessment. We are here to serve you and to help you better understand your assessment.

Sincerely,

Nicki Lawson
Hendricks County Assessor