



CANDIDATE FILING CHALLENGE

State Form 46437 (R13 / 8-19)
Indiana Election Division (IC 3-8-1-2; IC 3-8-8)

(CAN-1)

INSTRUCTIONS: This form is used by an individual seeking to challenge the following: the eligibility of a candidate, the declaration of candidacy, the declaration of intent to be a write-in candidate, a request for ballot placement, a petition or candidate's consent to nomination, a certificate of candidate selection, or by a candidate seeking to contest the denial of certification due to insufficient signatures by filing this form under IC 3-8-1-2 or IC 3-8-8 to request a hearing before the Indiana Election Commission, the county election board or the Lake, Porter, or Tippecanoe County boards of elections and registration, or a town election board.

STATE OF INDIANA
COUNTY OF St. Joseph

GENERAL INFORMATION

I, Ted Booker, the undersigned, certify the following:

I am (check one box):

a registered voter of Precinct 130514 of the Township of Penn,

(or of Ward, if applicable _____ of the City or Town of South Bend), County of St. Joseph, State of Indiana;

A county chairman of a major political party in which any part of the election district of the office subject to this challenge is located; OR

A candidate who submitted a petition of nomination under IC 3-8-6.

(2) My residence address is:

4417 Irish Hills Drive, Apt 3C South Bend, Indiana 46614
Complete residence address must be inserted City ZIP Code

(3) My mailing address is (if different from residence address):

_____, Indiana _____
Mailing address (Write "SAME" if both addresses are identical) City ZIP Code

(4) If I am filing this challenge as a registered voter, my voter registration address is located within the election district of the office listed below.

(5) If I am filing this challenge as a registered voter or a county political party chairman, I question the eligibility of the following individual, who is a candidate for the office:

Michael Castellon
Name of Candidate

St. Joseph County Assessor's Office
Office sought (include District, if applicable)

(6) The following facts are known to me and lead me to believe that the individual listed above is ineligible to be a candidate for this office (attach additional sheets if necessary):
(See attached letter and related documents)

(7) If I am filing this challenge as a candidate, the following facts are known to me and lead me to believe that the denial of certification of my petition of nomination due to insufficient signatures or the county voter registration office's failure to certify qualified petitioners is not in accordance with law, and I therefore request a hearing on this matter before the appropriate election authority under IC 3-8-1-2 or IC 3-8-8 (attach additional sheets if necessary):

CHALLENGER OR CANDIDATE CERTIFICATION

I swear or affirm under the penalties for perjury that the foregoing statements are true, to the best of my knowledge and belief.

Ted Booker 7 / 7 / 22 (315) 489-6533
Signature Date signed (MM/DD/YY) Telephone (Day) Telephone (Evening)

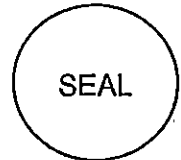
COUNTY OF _____ STATE OF _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public or Other Official Administering Oath according to IC 33-42-9

My Commission expires (applies only to Notary Public): _____ County of Residence: _____

ST. JOSEPH COUNTY CLERK
JUL - 7 9:07
SUPERIOR COURT





RE: Florida Public Records Act request

2 messages

Records, Appraiser <Exemptions@charlottecountyfl.gov>
To [REDACTED]

Tue, Jun 21, 2022 at 2:53 PM

In reply to your Internet correspondence, homestead exemption request forms are not subject to public inspection. The Homestead Application (DR501), is considered a return therefore it is confidential in nature, per Florida Statute 193.074.

FS 193.074 Confidentially of returns

"All returns of property and returns required by former s. 201.022 submitted by the taxpayer pursuant to law shall be deemed to be confidential in the hands of the property appraiser, the clerk of the circuit court, the department, the tax collector, the Auditor General, and the Office of Program Policy Analysis and Government Accountability, and their employees and persons acting under their supervision and control, except upon court order or order of an administrative body having quasi-judicial powers in ad valorem tax matters, and such returns are exempt from the provisions of s. 119.07(1)."

Our office can confirm in writing the following:

There is an application for 2022, for a residency-based exemption on 23522 Dawn Ave., Port Charlotte, FL 33954. The Homestead exemption on the referenced parcel was granted for the 2022 tax roll, to Heather Anye Fite. Michael Wayne Castellon, husband, did not apply.

Attached is a Property Record Card showing the exemptions.

If we may be of further assistance, please contact this office at (941) 743-1593.

Paul L. Polk, CFA, AAS, RES

Cert. Gen. RZ2940

Property Appraiser

PLP/TD/td

Records Appraiser

Records/Exemptions

Charlotte County Property Appraiser

18500 Murdock Circle | Port Charlotte, FL 33948

Office: (941) 743-1593 | Fax: (941) 743-1499

Exemptions@charlottecountyfl.gov | www.ccappraiser.com

Under Florida law, email addresses and content are public records. If you do not want your email address released in response to public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: [REDACTED]
Sent: Thursday, June 16, 2022 12:28 PM
To: Polk, Paul <Paul.Polk@charlottecountyfl.gov>
Cc: Records, Appraiser <Exemptions@charlottecountyfl.gov>
Subject: Florida Public Records Act request

Caution -- This email originated from outside of our organization. Please do not open any attachments or click on any links from unknown sources or unexpected email.

Dear Mr. Polk:


Pursuant to the Florida Public Records Act, I am requesting the following records from the Charlotte County Property Appraiser's Office: Any homestead exemption request form submitted by Michael Castellon for the property he owns at 23522 Dawn Avenue in Port Charlotte, Florida. And if such a form was submitted by the owner, please verify if a homestead exemption for this property was approved by the office for assessment year 2022 (for taxes payable in 2023). Please also provide a property record card for assessment year 2022 (taxes payable 2023) for this property that includes a summary of approved exemptions.

If possible, I would prefer to receive these records electronically, at [REDACTED].

I request these records to be provided in a reasonable timeframe. If you have any questions, please contact me by phone at [REDACTED] or email at [REDACTED].

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

 402201279005.pdf

402201279005 | CHARLOTTE COUNTY PROPERTY APPRAISER REAL PROPERTY RECORD CARD | 6/21/22 1:29 am

Parcel ID: 402201279005 Tax Roll Year: 2022 Parent Parcel: 402201279004 Year Cut:
 Old Parcel ID: 00142550001002 Map#: 4A01N Sec/Twn/Rge: 01/40/22
 CASTELLON MICHAEL WAYNE & H A FITE MAF: 1.42 Review Date: 4/23/2021 Appraiser: GLENNR
 Review Type: Sales
 23522 DAWN AVE Aerial Fly-over Date: 1/1/1900
 PORT CHARLOTTE, FL 33954 Aerial Review Completed: by
 Use Code: 0100 Single Family
 Permits: Y Zn Code: 22 RESIDENTIAL-SINGLE FAMILY 3.5 UNITS PER ACRE

ADDITIONAL OWNERS

FITE HEATHER A - HAW

PHYSICAL ADDRESS

23522 DAWN AVE 33954

TXD 104	Ownership INT% 0%	Road Paved	Water Front No	Market Area 01	Neigh 17	Sub Neigh 00
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TRANSACTIONS

Description	Multi-Parcel	Date	Code	Book	Page	Amount
VACANT	N	7/1992	00	1228	2124	\$10,000
IMPROVED	N	3/2021	01	4739	1615	\$329,000

NEW / DELETE CONSTRUCTION & ADD/MINUS LAND

New Const. Value: \$ 0 Deleted Const. Value: \$ 0 Add Land Value: \$ 0 Minus Land Value: \$ 0

SAVE OUR HOMES & NON-HOMESTEAD

SOH Base Year (2022)	CPI 3.00%	SOH Capped Value 0	NON-HOMESTEAD Base Year 2022	Cap 10.00%	NON-HOMESTEAD Capped Value \$0
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EXEMPTIONS

EX Interest 100.00%	RES Interest 100.00%	OVD \$0	Total Exempt Amount \$50,000
Code (01)	Description Homestead		Exemption Amount \$25,000
(17)	Additional Homestead		\$25,000

LEGAL DESCRIPTION

PCH 015 1516 0005
 PORT CHARLOTTE SEC15 BLK1516 LT 5 1228/2124 4739/1615

VALUE SUMMARY

	LAND	LAND IMPROVEMENT	BUILDING	DAMAGE	TOTAL
Cost Approach	\$28,000	\$9,049	\$201,196		\$238,245
Income Approach					
Sales Comparison Approach					\$338,308
Classified Value					

\$335,792 x 0.85 = \$285,423 (s.193.011 Adjustment)

Previous Values

Current Values

JUST	\$224,289
ASSESSED	\$136,754
EXEMPTION	\$50,000
TAXABLE	\$86,754

	Non-School	School
JUST	\$285,423	\$285,423
ASSESSED	\$285,423	\$285,423
EXEMPTION	\$50,000	\$25,000
TAXABLE	\$235,423	\$260,423

** RCNLD = Replacement Cost New Less Depreciation

Except for amounts displayed as 'Previous Values', the information contained herein IS NOT CERTIFIED DATA. It is from the Property Appraiser's 'live' database and subject to constant change.

402201279005

402201279005

402201279005 CHARLOTTE COUNTY PROPERTY APPRAISER REAL PROPERTY RECORD CARD 6/21/22 1:29 am

LAND and AGRICULTURE

Line # 1	Legal: PCH 015 1516 0005	Land Use: 0100	Zoning: 22					
Unit Type	Unit Rate	Units	Depth	Table/Factor	Acreage	Value	% Good	Land Value
LOT	\$28,000.00	1.000	125	2/1.00	0.000	\$28,000		\$28,000
Acreage Total					0.000	Total Value		\$28,000
						Total ARGC Value		

LAND IMPROVEMENT

Code	Description	Area	Cost	Year Built	Year Condition	Repl Cost New	** RCNLD
0360	Paving - Coated Concrete (sq. Ft.)	410	\$6.66	1995	1995	\$2,731	\$546
0460	Screen Cage, 8' - Aluminum Frame - 3 Walls (sq. Ft.)	802	\$7.54	2006	2006	\$6,047	\$1,209
0510	Pool - Gunite (sq. Ft.)	392	\$84.00	1995	1995	\$32,928	\$6,586
3992	Driveway, Medium (fv)	1	\$3,540.00	1993	1993	\$3,540	\$708
Total:						\$45,246	\$9,049

Bldg# 1 BUILDING

BUSE	Bldg Description	Quality	Year Blt	Year Cond	Story Ht	Perimeter	Exterior Wall	RCN			
0100	SINGLE FAMILY RES	3.0	1993	1993	8	235	Masonry Frame	\$287,423			
Floors	Style	Rooms	Bdrms	Area	AC Area	Living Area	Total Area	Plum Fixtures	Foundation Wall	Wind Adj	** RCNLD
1	One Story	0	3	2219	2219	2219	2906	9	0	No	\$201,196

Bldg# 1 BUILDING COMPONENTS

Code	Description	Area	Percent	Year Built	Year Condition	RCNLD(wind)
169	Masonry, Stucco on Block	0	100.00	1993	1993	
208	Composition Shingle	0	100.00	1993	1993	
351	Warmed & Cooled Air	0	100.00	1993	1993	
402	Automatic Floor Cover Allowance	0	100.00	1993	1993	
601	Plumbing Fixtures (#)	1	100.00	1993	1993	
602	Plumbing Rough-ins (#)	1	100.00	1993	1993	
621	Slab on Grade (% or SF)	1	100.00	1993	1993	
701	Attached Garage (SF)	440	100.00	1993	1993	
736	Garage Finish, Attached (SF)	440	100.00	1993	1993	
904	Slab Porch (SF) with Roof	211	100.00	1993	1993	
907	Enclosed Porch (SF), Screened Walls	36	100.00	1993	1993	
40048	Storm Covers (%)	0	100.00	1993	1993	\$0
40109	Fill	2	100.00	1993	1993	
42340	Pool Heater (Electric)	0	100.00	1993	1993	
44549	Single Family Res Water & Waste Water Service	1	100.00	1993	1993	

** RCNLD = Replacement Cost New Less Depreciation
 Except for amounts displayed as 'Previous Values', the information contained herein IS NOT CERTIFIED DATA. It is from the Property Appraiser's 'live' database and subject to constant change. 6/21/2022

1850000
2303.00 doc

Prepared By and Return To:
JOHN L. POLK, ESQUIRE
Polk Law Firm, P.A.
207 Cross Street, Ste 301
Punta Gorda, FL 33951

File No. JP21-09

Property Appraiser's Parcel I.D. (folio) Number(s)
402201279005

Substantive: Substantive

WARRANTY DEED

THIS WARRANTY DEED dated March 31, 2021, by EDWARD HUDZINA and ROBIN HUDZINA, HUSBAND AND WIFE, whose post office address is 23522 DAWN AVE., PORT CHARLOTTE, FL 33954, hereinafter called the grantor, to MICHAEL WAYNE CASTELLON and HEATHER A. FITE, HUSBAND AND WIFE, whose post office address is 906 FROSTFIELD DRIVE, APT 3B, MISHAWAKA, IN 46555, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$329,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in CHARLOTTE County, Florida, to wit:

LOT 5, BLOCK 1516, PORT CHARLOTTE SUBDIVISION, SECTION 15, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 4A-4E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

(Witness Signature)

K.A. Calvo

[Handwritten Signature]

(Witness Signature)

Deborah S. Greene

[Handwritten Signature]

EDWARD HUDZINA

[Handwritten Signature]

ROBIN HUDZINA

23522 DAWN AVE.

(Address)

PORT CHARLOTTE, FL 33954

(Address)

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence, this 31 day of MARCH, 2021, by EDWARD HUDZINA AND ROBIN HUDZINA, _____, who is/are personally known to me or who has/have produced their FDC, as identification..

Witness my hand and official seal, this the 31 day of MARCH, 2021.

[Handwritten Signature]

Notary Public

My Commission Expires:

(SEAL)

