

SPECIAL MESSAGE TO PROPERTY OWNER

Your property taxes are capped at 1% of property value for homes, 2% for other residential property and farmground, and 3% for all other property.

Get counted in 2010! Learn more at www.census.indiana.edu

HOW YOUR PROPERTY TAX BILL IS CALCULATED

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
Jennings, W. and Colter, J.	100 W. 300 S. Toto, IN 46366	July 15, 2009	75-00-00-000-000.000-001	01- Wayne Twp.
<i>Space reserved for county data purposes</i>				

TABLE 1: SUMMARY OF YOUR TAXES

TAX SUMMARY ITEM	2009	2010
1. Gross assessed value of property		
1a. Gross assessed value of land	\$25,000	\$25,000
1b. Gross assessed value of improvements (including personal property)	\$175,000	\$180,000
2. Equals total gross assessed value of property	\$200,000	\$205,000
2a. Minus deductions (see Table 5 below)	\$45,000	\$45,000
2b. Minus State supplemental deduction (see Table 5 below)	\$54,250	\$56,000
3. Equals subtotal of net assessed value of property	\$100,750	\$104,000
3a. Multiplied by your local tax rate	4.0000	4.0000
4. Equals gross tax liability (see Table 3 below)	\$4,030.00	\$4,160.00
4a. Minus local property tax credits	\$403.00	\$416.00
4b. Minus State Homestead credit	\$253.89	\$131.04
4c. Minus savings due to property tax cap (information on cap found in Table 2 below)	\$296.04	\$1,476.43
4d. Minus savings due to 65 years & older cap	\$0	\$0
5. Total property tax liability	\$3,077.07	\$2,136.53

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3% of Line 2, depending upon type of property)	\$3,000.00	\$2,050.00
Adjustment to cap due to voter-approved projects and charges ¹	\$77.07	\$86.53
Maximum tax that may be imposed under cap	\$3,077.07	\$2,136.53

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2009	TAX RATE 2010	TAX AMOUNT 2009	TAX AMOUNT 2010	TAX DIFFERENCE 2009-2010	PERCENT DIFFERENCE
COUNTY	1.0000	1.0000	\$1,007.50	\$1,040.00	\$32.50	3.23%
TOWNSHIP	1.0000	1.0000	\$1,007.50	\$1,040.00	\$32.50	3.23%
SCHOOL DISTRICT	1.0000	1.0000	\$1,007.50	\$1,040.00	\$32.50	3.23%
CITY	1.0000	1.0000	\$1,007.50	\$1,040.00	\$32.50	3.23%
LIBRARY						
TAX INCREMENT						
SPECIAL DISTRICT						
OTHER1						
OTHER2						
OTHER3						
OTHER4						
TOTAL	4.0000	4.0000	\$4,030.00	\$4,160.00	\$130.00	3.23%

TABLE 4: OTHER CHARGES TO THIS PROPERTY

LEVYING AUTHORITY	2009	2010
Bogus Ditch	\$100	\$100
TOTAL ADJUSTMENTS	\$100	\$100

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY²

TYPE OF DEDUCTION	2009	2010
Homestead Standard	45,000	45,000
Supplemental	54,250	56,000
TOTAL DEDUCTIONS	99,250	101,000

1. Charges not subject to the property tax cap include property tax levies approved by voters through referendum, as well as any relief provided by the State of Indiana Distressed Unit Appeals Board. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.

2. If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in the deductions block on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice/Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State/Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary Item – The amounts involved with calculating your real estate property taxes.

Taxes 2009 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2010 – The summary of calculations based on this year's tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax bills applied to applicable properties in this table.

- **Local Property Tax Credits** – Relief credit as paid by the City/Town and/or County. Revenue generated by the local option income tax is used to reduce property tax bills.
- **State Homestead Credit** – Relief as paid by the State of Indiana from state tax revenue sources used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the property tax liability of credit recipient at two percent (2%).

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed at a higher rate than prescribed by law, unless that rate is approved by voters. For 2010, those rates are 1% for homesteads, 2% for other residential property and farm ground, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **Adjustment to the Cap** is made to reflect the additional expense. This excess revenue is calculated as a separate rate and added to the cap rate. This new value is considered your effective property tax cap, or the **Maximum tax that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2009 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2009.

Tax Rate 2010 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2009 – The amount of taxes for this property allocated to each taxing authority for 2009.

Tax Amount 2010 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2009-2010 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year's tax amount and this year's tax amount for each taxing authority.

TABLE 4: OTHER APPLICABLE CHARGES TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch or other special assessment.

Amount 2009 – The total amount of other charges added to your tax bill in 2009.

Amount 2010 – The total amount of other charges added to your tax bill this year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No credit, deduction or exemption is automatic. It must be applied for with the appropriate office by the due date of the application for the benefit of the year prior to the year taxes are payable. Various restrictions apply. For more information, call the County Auditor at (260)925-2362 or visit <http://www.co.dekalb.in.us>. Deductions/exemptions provided in this report include the following:

Type of Benefits – Deductions, credits and exemptions are determined annually and are applied to applicable properties.

- **Abatement** – Exemption for eligible properties where taxes have been lowered or eliminated, generally through the action of the City Council or County Council.
- **Blind/Disabled** – Deduction for disabled. Must supply proof from a doctor or Social Security Awards letter.
- **Enterprise Zone** – Exemption for eligible properties located within a designated enterprise zone.
- **Geothermal** – Deduction for eligible properties using geothermal utilities.
- **Homestead/Standard Deduction** – Deduction for owner-occupied primary residence.
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead/Standard Deduction.
- **Mortgage** – Deduction for property mortgage for eligible individuals.
- **Nonprofit** – Exemption for eligible properties. See I.C. 6-1.1-10.
- **Over 65** – Deduction for individuals over 65 years of age; subject to income limits and property value caps.
- **Veterans** – Deduction for individuals with service related disabilities or WWI veteran or spouse, must supply awards letter.

Amount 2009 – The amount deducted from your bill in 2008 for each benefit.

Amount 2010 – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your Assessor or at <http://www.xsoftin.com/dekalb>. To obtain a review of an assessment, the taxpayer must file an appeal not later than forty-five (45) days after the date of the required notice (Form 11). If the assessing official fails to send proper notice (Form 11) as required, the taxpayer's receipt of the tax bill resulting from the change of assessment serves as notice of the taxpayer's right to appeal. The appeal filed by a taxpayer must include: (1) the name of the taxpayer; (2) address and parcel or key number of the property; and (3) address and telephone number of the taxpayer (optional Form 130). The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) attempt to hold a preliminary informal meeting with the taxpayer to resolve as many issues as possible. Taxpayer may use Correction of Error (Form 133) process to allege only objective errors with county auditor (e.g., math error committed in computing assessment). The taxpayer's right to appeal an assessment or petition for correction of error can be found at Indiana Code chapter 6-1.1-15 (found at <http://www.in.gov/legislative/ic/code/title6/ar1.1/ch15.html>). For further instructions on filing an appeal or correction of error, contact your County Assessor at (260)925-1824. **Please note that the appeal requires relevant evidence of the true tax value of the property as of March 1, 2009.**