Ditch Assessment Bill

\$30.04

\$37.27

# SPECIAL MESSAGE TO PROPERTY OWNER

Your property taxes are capped at 1.5% of property value for homes, 2.5% for other residential property and farmground, and 3.5% for all other property. In 2010, these caps will be fully phased in at 1%, 2%, and 3%. State relief is given in the form of a credit (line 4a) for 2007-2008, and a reduced tax rate (line 3a and table 3) and supplemental deduction (line 2b) in 2009.

			4	2009.			
		HOW YOU	R PROPERTY	TAX BILL IS CAL	CULATED		
Taxpayer N	<u>Taxpayer Name</u> <u>Property Address</u> <u>Date of Notice</u>				Parcel Number		Taxing District
Joe and Jane T	Γaxpayer	300 South 100 West April 1, 2009 Toto, IN 46366		April 1, 2009	00-00-00-000-000.000-000		001 Wayne Township
. – – – – – – – – –			1 10300				Township
1		G	1.0	. 1 .			
		Sp	ace reservea foi	r county data purpose	'S		
		TAI	BLE 1: SUMMA	ARY OF YOUR TAX	ES		
TAX SUMMARY ITEM					2007	2008	2009
1. Gross assessed value							
1a. Gross assessed value of land					\$45,130	\$45,130	\$45,130
1b. Gross assessed value of improvements					\$100,000	\$101,480	\$101,480
2. Equals total gross assessed value of property					\$145,130	\$146,610	\$146,610
2a. Minus deductions (see table 5 below)					(\$48,000)	(\$48,000)	(\$48,000)
2b. Minus new State supplemental deduction (see table 5 below)					<u>\$0</u>	<u>\$0</u>	<u>(\$35,564)</u>
3. Equals subtotal of net assessed value of property					\$97,130	\$98,610	\$63,047
3a. Multiplied by your local tax rate					2.3981	2.2625	1.6811
4. Equals gross tax liability (see table 3 below)					\$2,329.27	\$2,231.05	\$1,059.87
4a. Minus State property tax relief					(\$680.18)	(\$1,207.39)	(\$77.20)
4b. Minus Local tax relief					(\$33.10)	(\$31.85)	(\$35.39)
4c. Minus savings due to property tax cap (information on cap found in Table 2 below)					(\$0.00)	(\$0.00)	(\$0.00)
4d. Minus savings due to 65 years & older cap					(\$0.00)	(\$0.00)	(\$0.00)
5. Total property tax liability					\$1,615.99	\$991.81	\$947.28
				ary of other charges to this p			
				TAX CAP INFORM			
Property tax cap (equal to 1.5%, 2.5%, or 3.5% of Line 2, depending upon type of property)					\$0.00	\$0.00	\$2,199.00
Adjustment to cap due to voter-approved projects and charges <sup>1</sup>					\$0.00	\$0.00	\$100.00
Maximum tax that may be imposed under cap					\$0.00	\$0.00	\$2,299.00
TA	BLE 3: GROSS	PROPERTY TA	X DISTRIBUT	ION AMOUNTS AP	PLICABLE TO T	HIS PROPERTY	
				TAX DIFFERENCE 2007	PERCENT	TAX DIFFERENCE	PERCENT
TAXING AUTHORITY	TAX 2007	TAX 2008	TAX 2009	2008	DIFFERENCE	2008-2009	DIFFERENCE
STATE	\$2.33	\$2.37	\$0.00	\$0.04	1.7%	(\$2.37)	-100.0%
COUNTY	\$568.99	\$623.41	\$349.28	\$54.42	9.6%	(\$274.13)	-44.0%
TOWNSHIP	\$71.97	\$67.94	\$48.80	(\$4.03)	-5.6%	(\$19.14)	-28.2%
SCHOOL DISTRICT	\$1,530.97	\$1,416.54	\$575.05	(\$114.43)	-7.5%	(\$841.49)	-59.4%
CITY	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
LIBRARY	\$152.69	\$117.15	\$84.10	(\$35.54)	-23.3%	(\$33.05)	-28.2%
TAX INCREMENT	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
SPECIAL DISTRICT	\$2.32	\$3.64	\$2.65	\$1.32	56.9%	(\$0.99)	-27.3%
OTHER1							
OTHER2							
OTHER3							
TOTAL	\$2,329.27	\$2,231.05	\$1,059.87	(\$98.22)	-4.2%	(\$1,171.18)	-52.5%
		_		x for that unit divided by the		_	2
	4: OTHER CHARGES					ICABLE TO THIS PROPE	
LEVYING AUTHORITY Ditch Assessment Bill	2007 \$30.04	2008 \$37.27	2009 \$38.06	TYPE OF DEDUCTION	2007 \$45,000	2008 \$45,000	2009 \$45,000

Supplemental \$0 \$0 \$35,564

Mortgage

Homestead/Standard

\$45,000

\$3,000

\$45,000

\$3,000

\$45,000

\$3,000

\$38.96

TOTAL ADJUSTMENTS \$30.04 \$37.27 \$38.96 TOTAL DEDUCTIONS \$48,000 \$48,000 \$83,564

<sup>1.</sup> Charges not subject to the property tax cap include property tax levies approved by voters through referendum. 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.

<sup>2.</sup> 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.

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 2 Years Ago (2007) – The summary of calculations based on tax rates for taxes payable in 2007.

Taxes Last Year (2008) - The summary of calculations based on tax rates for taxes payable last year.

Taxes This Year (2009) – 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.

- State Paid Relief Relief as paid by the State of Indiana from state tax revenue sources used to reduce property tax bills.
- Local Paid Relief 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.
- 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 2009, those rates are 1.5% for homesteads, 2.5% for other residential property and farm ground, and 3.5% 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**.

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

**Taxing Authority** – The tax levying unit.

Tax 2007 – The amount of taxes for this property allocated to each taxing authority for 2007.

Tax 2008—The amount of taxes for this property allocated to each taxing authority for 2008.

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

Tax Difference 2007-2008 – The difference in dollars between 2007 taxes and 2008 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.

Tax Difference 2008-2009 – The difference in dollars between last year's taxes and this year's 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 2007** – The total amount of other charges added to your tax bill in 2007.

Amount 2008 – The total amount of other charges added to your tax bill in 2008.

Amount 2009 - The total amount of other charges added to your tax bill this year.

# TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction/exemption is automatic. It must be applied for with the appropriate office by the due date of the application for the deduction of the year prior to the year taxes are payable. Various restrictions apply. For more information, call the County Auditor at (\_\_\_\_) \_\_\_\_\_ or visit <a href="http://www.\_\_\_\_\_">http://www.\_\_\_\_\_\_\_</a>. Deductions/exemptions provided in this report include the following:

**Type of Deductions** – Deductions 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 Exemption 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** Exemption for eligible properties using geothermal utilities.
- Homestead/Standard Deduction Exemption for owner-occupied primary residence.
- Supplemental Standard Deduction Additional deduction for homesteads after the application of the Homestead/Standard Deduction.
- Mortgage Exemption for residential property mortgage.
- **Nonprofit** Exemption for eligible properties. See I.C. 6-1.1-10.
- Over 65 Exemption for individuals over 65 years of age; subject to income limits and property value caps.
- Veterans Exemption for individuals with service related disabilities or WWI veteran or spouse, must supply awards letter.

**Amount 2007** – The amount deducted from your bill in 2007 for each deduction.

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

Amount 2009 – The amount deducted from your bill this year for each deduction.

Information on the valuation of your property and a copy of the property record card can be obtained from your Assessor or at <a href="http://www.">http://www.</a>. 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 <a href="http://www.in.gov/legislative/ic/code/title6/ar1.1/ch15.html">http://www.in.gov/legislative/ic/code/title6/ar1.1/ch15.html</a>). For further instructions on filing an appeal or correction of error, contact your County Assessor at