

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.

HOW YOUR PROPERTY TAX BILL IS CALCULATED

Taxpayer Name	Property Address	Date of Notice	Parcel Number	Taxing District
Joe and Jane Taxpayer	300 South 100 West Toto, IN 46366	April 1, 2009	00-00-00-000-000.000-000	001 Wayne Township

Space reserved for county data purposes

TABLE 1: SUMMARY OF YOUR TAXES

TAX SUMMARY ITEM	2007	2008	2009
1. Gross assessed value of property			
1a. Gross assessed value of land	\$85,000	\$90,000	\$100,000
1b. Gross assessed value of improvements	\$850,000	\$875,000	\$900,000
2. Equals total gross assessed value of property	\$935,000	\$965,000	\$1,000,000
2a. Minus deductions (see table 5 below)	\$48,000	\$48,000	\$48,000
2b. Minus new State supplemental deduction (see table 5 below)	\$0	\$0	\$298,750
3. Equals subtotal of net assessed value of property	\$887,000	\$917,000	\$653,250
3a. Multiplied by your local tax rate	9.5000%	9.7500%	10.0000%
4. Equals gross tax liability (see table 3 below)	\$84,265.00	\$89,407.50	\$65,325.00
4a. Minus State property tax relief	(\$25,000.00)	(\$25,000.00)	(\$14,698.12)
4b. Minus Local tax relief	\$0.00	\$0.00	(\$15,351.38)
4c. Minus savings due to property tax cap (information on cap found in Table 2 below)	\$0.00	\$45,007.50	(\$20,275.50)
4d. Minus savings due to 65 years & older cap	\$0	\$0	\$0.00
5. Total property tax liability	\$59,265.00	\$19,400.00	\$15,000.00

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1.5%, 2.5%, or 3.5% of Line 2, depending upon type of property)	-	\$19,300.00	\$15,000.00
Adjustment to cap due to voter-approved projects and charges ¹	- <td style="text-align: right;">\$100.00</td> <td style="text-align: right;">\$0.00</td>	\$100.00	\$0.00
Maximum tax that may be imposed under cap	-	\$19,400.00	\$15,000.00

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

TAXING AUTHORITY	TAX 2007	TAX 2008	TAX 2009	TAX DIFFERENCE 2007-2008	PERCENT DIFFERENCE	TAX DIFFERENCE 2008-2009	PERCENT DIFFERENCE
STATE	\$16,853.00	\$17,881.50	\$13,065.00	\$1,028.50	6.10%	(\$4,816.50)	-26.94%
COUNTY	\$16,853.00	\$17,881.50	\$13,065.00	\$1,028.50	6.10%	(\$4,816.50)	-26.94%
TOWNSHIP	\$16,853.00	\$17,881.50	\$13,065.00	\$1,028.50	6.10%	(\$4,816.50)	-26.94%
SCHOOL DISTRICT	\$16,853.00	\$17,881.50	\$13,065.00	\$1,028.50	6.10%	(\$4,816.50)	-26.94%
CITY	\$16,853.00	\$17,881.50	\$13,065.00	\$1,028.50	6.10%	(\$4,816.50)	-26.94%
TOTAL	\$84,265.00	\$89,407.50	\$65,325.00	\$5,142.50	6.10%	(\$24,082.50)	-26.94%

The tax rate for each unit is equal to the gross property tax for that unit divided by the net assessed value for a given year.

TABLE 4: OTHER CHARGES TO THIS PROPERTY

LEVYING AUTHORITY	2007	2008	2009

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY²

TYPE OF DEDUCTION	2007	2008	2009
Homestead/Standard	\$45,000	\$45,000	\$45,000
Mortgage	\$3,000	\$3,000	\$3,000

Supplemental	0.00	0.00	\$298,750
TOTAL ADJUSTMENTS	0.00	0.00	0.00
TOTAL DEDUCTIONS	\$48,000	\$48,000	\$346,750

1. 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.

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.