REAL ESTATE TAX DEDUCTION INFORMATION

County Auditor would like to remind taxpayers to file for property tax deductions. *The one-time filing of deductions is still in effect unless your status has changed.* Any deductions filed by December 31 of this year will be applied to taxes payable the next year.

REAL ESTATE DEDUCTIONS/CREDITS

Homestead Deductions:

Homestead Standard Deduction
(Up to $45,000 if residential assessed value is 75,000 or over/60% of residential assessed value if under 75,000) Must reside on the property and own by December 31. Exemption amount dependent on assessment of the property. Also eligible for a Supplemental Homestead Deduction which is a percentage credit on assessed value after the Standard Homestead Deduction is applied.

Supplemental Homestead Deduction
(After deducting the Standard Deduction from the residential assessed valuation, and additional 35% of the residential assessed value up to 600,000 and 25% of the residential assessed value over 600,000 is deducted.) An individual who is entitled to a Homestead Standard Deduction is also entitled to receive a Supplemental Homestead Deduction (effective for taxes payable the next year) which is a percentage credit after the Standard Homestead is applied but before the application of any other deduction, exemption or credit.

Once a homestead exemption is filed on your residence, it only needs to be re-filed if you move. Both the Standard and Supplemental Homestead Deductions are under one application and can be filed on your Sales Disclosure Form or applying in your local Auditor's Office.

Mortgage
($3,000)
Must own property as of December 31. If taxpayer mortgaged property or re-financed, you must re-file. Mortgage must be recorded before filing for exemption. When the mortgage balance falls below $3,000, the taxpayer is required to report the amount of indebtedness.

Over 65
($12,480)
Must be over 65 years of age by December 31, total adjusted gross income must be less than $25,000 for individuals or married couples (have to present copy of the latest income tax return) must reside on the property. Assessed value on residential property cannot exceed $182,430. If the taxpayer who has been filing this deduction dies, the surviving spouse is required to file the deduction.

Over 65 Circuit Breaker Credit
(Prevents eligible senior citizens property tax liability from increasing by more than 2 percent.) Must be over 65 years of age by December 31 and must reside on the property. The adjusted gross income limit for filing is less than $30,000 for individuals and $40,000 for married couples. Required to present a copy of latest income tax return. Assessed value on residential property not to exceed $160,000.

Blind or Disabled
($12,480)
Blind deduction requires a written statement from an Indiana physician. Disabled deduction requires a written statement from an Indiana physician or a Federal Social Security Administration statement of disability. Must reside on property.

Veterans Disability Deductions
In order to file for the deductions, Veterans must file a Certificate of Eligibility or a DD2214 with either the local Veterans Service Officer or in the Auditor's Office. If the veteran who had been filing for this deduction dies, the surviving spouse must be certified through the Veterans Administration in order to file for the deduction. If the survivor spouse remarries, the Auditor needs to be notified.

Geothermal Deduction
Taxpayers who have recently installed geothermal heating in their home may be eligible to file for the Geothermal Deduction. Taxpayer must receive a certification from the Department of Environmental Management. Deduction must be filed with County Auditor before you can receive the certification.

Personal Property Mobile Home Deduction
Any taxpayer who owns a mobile home, but does not own the property that the mobile home is located on, is eligible to file a Homestead Credit/Standard Deduction.

If you have not filed for any of the above deductions or if you have any questions pertaining to deductions, call the Auditor's office at 547-6427 or visit the office in Suite W-3 at the Courthouse.