

Information concerning the tax statement for 2017 pay 2018

Jackson County taxpayers will notice a difference in their tax bill this year.

Reasons for a higher tax bill may be due to a higher assessment, higher tax rate and/or decreased tax credit.

Prior to 17 pay 18 the majority of tax credits were given to properties with 1%AV (Homesteads). This year the credits are now more evenly distributed. Example as follows:

	1%AV (Homesteads)	2%AV (Ag land, Rentals)	3%AV (Personal Property, Farm Bldgs, Pools, etc)
16pay17	31.9953%	6.7104%	3.4784%
17pay18	15.2878%	14.1662%	6.7414%

That credit amount can be found on the Comparison Statement that is mailed with your tax coupons. At the top of that page it will say -Special Message to Property Owner.

On line 4a - that credit will show the comparison from 16pay17 to 17pay18 . The credit amount for homeowners with homesteads will be considerably less for 17pay18. However, the amount of credit for farm land, rentals, personal property, farm bldgs. etc. will be a higher credit for 17pay18 –once again due to a more even credit distribution.

So if you have a higher bill-3 things to review on the -Special Message to Property Owner insert-

1. Higher assessment –line 2
2. Tax rate increase-line 3a
3. Credit decrease-line 4a

Anyone who still has questions are welcome to call or come to the Auditor's office (812)358-6161 or the Assessor's office (812) 358-6111 –both are located in the Courthouse in Brownstown, IN. The Treasurer's office will be collecting taxes and may be unable to answer your call.

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property value for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at www.budgetnotices.in.gov.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u> [REDACTED]	<u>Address</u> [REDACTED]	<u>Date of Notice</u> [REDACTED]	<u>Parcel Number</u> [REDACTED]	<u>Taxing District</u> 009 Seymour City Jackson Township
<u>Legal Description</u> [REDACTED]	<u>Billed Mortgage Company</u> [REDACTED]	<u>Duplicate Number</u> [REDACTED]	<u>Tax ID Number</u> [REDACTED]	<u>Property Type</u> Real



Spring installment due on or before May 10, 2018 and Fall installment due on or before November 13, 2018.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2016 Pay 2017	2017 Pay 2018
1a. Gross assessed value of homestead property	\$123,400	\$128,800
1b. Gross assessed value of other residential property and farmland	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$1,800	\$1,900
2. Equals total gross assessed value of property	\$125,200	\$130,700
2a. Minus deductions (see Table 5 below)	(\$75,440)	(\$77,330)
3. Equals subtotal of net assessed value of property	\$49,760	\$53,370
3a. Multiplied by your local tax rate	2.5802	2.7091
4. Equals gross tax liability (see Table 3 below)	\$1,283.91	\$1,445.84
4a. Minus local property tax credits	(\$397.55)	(\$216.64)
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$886.36	\$1,229.20

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$1,288.00	\$1,345.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,288.00	\$1,345.00

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

TAXING AUTHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 2018	TAX DIFFERENCE 2017-2018	PERCENT DIFFERENCE
CITY/TOWN	1.2789	1.3780	\$636.39	\$735.43	\$99.04	15.56%
COUNTY	0.4501	0.4680	\$223.97	\$249.77	\$25.80	11.52%
LIBRARY	0.0857	0.0899	\$42.64	\$47.98	\$5.34	12.52%
SCHOOL DISTR	0.7488	0.7560	\$372.60	\$403.48	\$30.88	8.29%
SPECIAL UNIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TOWNSHIP	0.0167	0.0172	\$8.31	\$9.18	\$0.87	10.47%
TOTAL	2.5802	2.7091	\$1,283.91	\$1,445.84	\$161.93	12.61%

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY³

LEVYING AUTHORITY	2017 B. Acres	2017	2018 B. Acres	2018	% Change	TYPE OF DEDUCTION	2017	2018
						Mortgage	\$3,000	\$3,000
						Standard Homst	\$45,000	\$45,000
						Supplemental HSC	\$27,440	\$29,330
TOTAL ADJUSTMENTS		\$0.00		\$0.00		TOTAL DEDUCTIONS	\$75,440	\$77,330

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of 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.