CLAIM FOR HOMESTEAD PROPERTY TAX CREDIT/STANDARD DEDUCTION

State Form 5473 (R6 / 4-03)
Prescribed by the Department of Local Government Finance

FORM HC10

YEAR 2012

INSTRUCTIONS: See reverse side for filing instructions.

CERTIFICATION STATEMENT

I (We) Mark Smith certify that on the 1st day of March, 20 12
I (We) occupied as our principal place of residence the following described real property for which a Homestead Property Tax Credit is hereby claimed:

☑ I (We) owned ☐ Are buying under contract
☐ Have a beneficial interest in the entity that is liable for the property taxes on the property and that owns the property or is buying under a contract.

CONTRACT RECORDED

If buying on contract, Fee Simple owner's name		
Recorder's office where contract is recorded Lake County Recorder	Record number 2/10/2004	Page 1

PROPERTY DESCRIPTION

County	Township	Taxing district (*city, town, township*)
Lake	Ross	Crown Point

Parcel number	Legal description	Is the property in question:
45-07-28-413-023.000-02	Lot #12 in O'Donnell subdivision	☒ Real property ☐ Mobile Home (*I.C. 6-1.1-7*)

If any portion of the residential structure or the land not exceeding one (1) acre that immediately surrounds that structure is used to produce income, describe the use and portion of the property utilized to produce income.

PROPERTY OWNED BY CLAIMANT IN OTHER COUNTIES

County	Township	County	Township

I hereby certify the above statements are true, correct and complete.	Signature of claimant Mark Smith
Address (*number and street, city, state, ZIP code*) 9638 Erie Street, Highland, IN 46322	

ASSESSOR USE ONLY		TRUE TAX VALUE	ASSESSED VALUE AT 100% OF TTV	HOMESTEAD VALUE	NON-RESIDENTIAL VALUE
Land not exceeding 1 (*one*) acre immediately surrounding residential improvements.		(1)			
Other land		(2)			
Total land (*line 1 plus line 2*)		(3)			
Residential improvements or Annually Assessed Mobile / Manufactured Home	Dwelling	(4)			
	Garage	(5)			
Other improvements		(6)			
Total improvements (*line 4 through line 6*)		(7)			
Total value (*line 3 plus line 7*)		(8)			

I hereby certify the above is true, correct, and complete.	Signature of Assessor	Date signed
Verifying action - Signature of Auditor		Date signed

STANDARD DEDUCTION ALLOWANCE

20 ___ Pay 20 ___ Lesser of 1/2 Homestead Valuation or $35,000	$
Signature of Auditor	Date signed

RECEIPT FOR APPLICATION FOR HOMESTEAD CREDIT

Name of claimant Mark Smith	
Description of property; county	Township Ross
Parcel number 45-07-28-413-023.000-02	Legal description Lot #12 in O'Donnell subdivision
Signature of Auditor	Date signed 8/1/2012

NOTICE OF HOMESTEAD CREDIT

IC 6-1.1-20.9

The homestead credit has been enacted to allow a property tax credit for each qualified homestead. Read carefully the qualifying guidelines below:

DEFINITIONS: "Dwelling" means residential real property improvements which an individual uses as his residence, including house and garage, or a mobile / manufactured home that is not assessed as real property that an individual uses as the individual's residence.

"Homestead" means an individual's principal place of residence in Indiana as of March 1 of the year with respect to which the credit is claimed that:

(1) The individual (*or an entity such as a corporation, in which the individual has a beneficial interest*) either owns or is buying under contract recorded in the County Recorder's office that provides that the individual (*or the entity*) is to pay the property taxes on the residence; and
(2) Consists of a dwelling and land, not exceeding one acre, that immediately surrounds the dwelling.

WHO MAY QUALIFY: As described in the definition of "homestead", the individual residence owner or contract buyer or the entity that owns the residence or is buying it under contract.

No portion of a residential dwelling which is income producing is eligible for the homestead credit, such as, but not limited to: one half a duplex side, or rented apartment which is a part of the structure, a beauty shop or crafts shop in one or two rooms of the structure, a dry cleaners or electronics shop beneath an apartment; an auto repair shop in the garage.

WHEN TO FILE: **Real property**:
This claim must be filed in duplicate during the twelve months before May 11 of the year prior to the first year for which the person wishes to obtain credit. The application applies for that first year and any succeeding year for which the credit is allowed.

Mobile Home (*I.C. 6-1.1-7*)
Between January 15 and March 2 of the year the deduction is to be effective.

HOW TO FILE: Forms must be filed at the County Auditor's office in the county where the homestead is located. If an individual desires to have the receipt returned, he must provide a self addressed, stamped envelope to the County Auditor's office.

Only one individual may receive a credit for a particular homestead in a particular year. The portion above the "Signature of owner" must be completed in full before credit will be considered.

DISALLOWANCE OF MULTIPLE CLAIMS: The County Auditor may not approve a claim if:
(1) The individual, for the same year, claims the credit on two (2) or more different statements; and
(2) The statements claim the credit for different property.

CHANGE OF USE PENALTY: An individual who changes the use of his real property and fails to file a certified statement with the auditor of the county notifying him of the change of use within sixty (60) days after the date of the change is liable for the amount of the credit he was allowed for that real property.

AMOUNT OF CREDIT: The amount of the credit is 10% of the individual's residential property tax liability. This credit is in addition to the state property tax replacement credit. The homestead property tax credit percentage may be increased by the Property Tax Replacement Fund Board at its sole discretion.