



CLAIM FOR HOMESTEAD PROPERTY TAX STANDARD / SUPPLEMENTAL DEDUCTION

State Form 5473 (R12 / 6-09)
Prescribed by the Department of Local Government Finance

FORM
HC10

YEAR

INSTRUCTIONS: See reverse side for filing instructions.

CERTIFICATION STATEMENT					
I (We) _____ certify that I (we) occupied as my (our) principal place of residence or am (are) buying the following described real property for which a Homestead Property Tax Standard Deduction is hereby claimed under contract on the date this application is filed, _____ (date of filing):					
<input type="checkbox"/> I (We) own <input type="checkbox"/> Am (are) buying under recorded contract <input type="checkbox"/> Am (are) entitled to occupy as a tenant-stockholder of a cooperative housing corporation <input type="checkbox"/> Have a beneficial interest in the trust or the right to occupy the property under the terms of a qualified personal residence trust					
CLAIMANT'S INFORMATION					
Name of claimant (legal name)					
Social Security number of claimant (last five digits)		Driver's license / Identification / Other number of claimant (last five digits)		Issuing State	
Name of claimant's spouse (legal name)					
Social Security number of claimant's spouse (last five digits)		Driver's license / Identification / Other number of claimant's spouse (last five digits)		Issuing State	
CONTRACT RECORDED					
If buying on contract, Fee Simple owner's name					
Recorder's office where contract is recorded			Record number	Page	
PROPERTY DESCRIPTION					
County	Township	Taxing district (city, town, township)			
Parcel number	Legal description	Is the property in question: <input type="checkbox"/> Real property <input type="checkbox"/> Annually assessed mobile home (IC 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			
Address (number and street, city, state, and ZIP code)					
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 (month, day, year)	
Verifying action - Signature of Auditor				Date signed (month, day, year)	
STANDARD DEDUCTION ALLOWANCE					
20 _____ pay 20 _____ Lesser of 60% of the assessed value of the homestead or \$45,000			\$		
Notwithstanding any other provision, the sum of the deductions provided in IC 6-1.1-12 to a mobile home that is not assessed as real property or to a manufactured home that is not assessed as real property may not exceed one-half (1/2) of the assessed value of the mobile home or manufactured home.					
Signature of Auditor			Date signed (month, day, year)		

RECEIPT FOR APPLICATION FOR HOMESTEAD STANDARD DEDUCTION	
Name of claimant	
Description of property; county	Township
Parcel number	Legal description
Signature of Auditor	Date signed (month, day, year)

NOTICE OF HOMESTEAD STANDARD DEDUCTION

IC 6-1.1-12-37

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

- DEFINITIONS:** "Homestead" means an individual's principal place of residence:
1. that is located in Indiana;
 2. that:
 - a. the individual owns;
 - b. the individual is buying under a contract, recorded in the County Recorder's office, that provides that the individual is to pay the property taxes on the residence;
 - c. the individual is entitled to occupy as a tenant-stockholder (as defined in 26 USC 216) of a cooperative housing corporation (as defined in 26 USC 216); or
 - d. is a residence described in IC 6-1.1-12-17.9 that is owned by a trust if the individual is an individual described in IC 6-1.1-12-17.9; and
 3. the principal place of residence consists of a dwelling and the real estate (up to one (1) acre) that immediately surrounds that dwelling.

"Dwelling" means any of the following:

1. Residential real property improvements which an individual uses as his residence, including a house or garage;
2. A mobile home that is not assessed as real property that an individual uses as the individual's residence; or
3. A manufactured home that is not assessed as real property that an individual uses as the individual's residence.

WHO MAY QUALIFY: An individual who: owns a homestead, is buying a homestead under a recorded contract that requires the individual to pay the property taxes, or is entitled to occupy the homestead as a tenant-stockholder of a cooperative housing corporation.

A trust is entitled to the homestead standard deduction for real property owned by the trust and occupied by an individual if the county auditor determines that the individual:

1. upon verification in the body of the deed or otherwise, has either:
 - a. A beneficial interest in the trust; or
 - b. The right to occupy the real property rent free under the terms of a qualified personal residence trust created by the individual under United States Treasury Regulation 25.2702-5(c)(2);
2. otherwise qualifies for the deduction; and
3. would be considered the owner of the real property under IC 6-1.1-1-9(f) or IC 6-1.1-1-9(g)

No portion of a residential dwelling which is income producing is eligible for the homestead standard deduction, 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.

Property owned by a corporation, partnership, Limited Liability Company or other entity is not entitled to the homestead standard deduction.

WHEN TO FILE: **Real property**
This claim must be filed during the year prior to the first year for which the person wishes to obtain the deduction. The application applies for that first year and any succeeding year for which the deduction is allowed.

Mobile homes (IC 6-1.1-7) and manufactured homes not assessed as real estate
The twelve (12) months before March 31 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 or married couple may receive a deduction for a particular homestead in a particular year. The portion above the "Signature of owner" must be completed in full before the deduction will be considered.

For additional filing information, please see IC 6-1.1-12-37.

DISALLOWANCE OF MULTIPLE CLAIMS: The County Auditor may not grant an individual or married couple a homestead standard deduction if:

1. for the same year, the individual or married couple claims the homestead standard deduction on two (2) or more different deduction applications; and
2. the applications claim the homestead standard deduction for different property.

NOTICE OF SUPPLEMENTAL DEDUCTION

IC 6-1.1-12-37.5

A person who is entitled to a homestead standard deduction is also entitled to receive a supplemental deduction from the assessed value of the homestead to which the standard deduction applies after the application of the standard deduction but before the application of any other deduction, exemption, or credit for which the person is eligible.

The amount of the supplemental deduction is equal to the sum of the following:

1. Thirty-five percent (35%) of the assessed value that is not more than six hundred thousand dollars (\$600,000).
2. Twenty-five percent (25%) of the assessed value that is more than six hundred thousand dollars (\$600,000).

The County Auditor is required to record and make the deduction for the person qualifying for the supplemental deduction.

The statutory limit of one-half (1/2) of the assessed value that applies to the sum of the deductions provided under IC 6-1.1-12 to a mobile home that is not assessed as real property or to a manufactured home that is not assessed as real property does not apply to the supplemental deduction.

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 deduction he was allowed for that real property plus a civil penalty equal to ten percent (10%) of the additional taxes due.