INDIANA PROPERTY TAX BENEFITS

State Form 51781 (R11 / 4-14)
Prescribed by the Department of Local Government Finance

THIS FORM MUST BE PRINTED ON GOLD OR YELLOW PAPER.

Listed below are certain deductions and credits that are available to reduce a taxpayer's property tax liability. Taxpayers may claim these benefits by filing the appropriate application with the auditor in the county where the property is located. The mortgage deduction application may alternatively be filed with the recorder in the county where the property is situated. If an application is mailed, it must be postmarked on or before the last day for filing.

An approved deduction will appear on the tax bill the year following the assessment date. For additional information on these and other deductions, please consult IC 6-1.1.

DEDUCTION (Indiana Code Cite)	MAX AMOUNT **	ELIGIBILITY REQUIREMENTS	APPLICATION FORM	RESTRICTIONS**
Homestead Standard Deduction (6-1.1-12-37)	The lesser of: 1) 60% of the assessed value of the eligible property; or 2) $45,000.	1) Residential real property improvements (including a house or garage) located in Indiana that an individual uses as the individual's principal residence, including a mobile or manufactured home not assessed as real property; 2) On the assessment date (March 1 or, in the case of a mobile home that is assessed as personal property, January 15) or any date in the same year after an assessment date when an application is filed, one of the following must be true: (a) applicant owns; is buying under a contract that provides that the applicant is to pay the property taxes; or applicant is entitled to occupy property as a tenant stockholder of a cooperative housing corporation; (b) applicant is an individual as described in IC 6-1.1-12-17.9 and the residence is owned by a trust as described in IC 6-1.1-12-17.9; or (c) applicant is a corporation, partnership, limited liability company or other entity and the requirements of IC 6-1.1-12-37(k) are met; 3) Consists of dwelling (and those structures such as decks, patios, and gazebos attached to the dwelling) and real estate not to exceed one acre surrounding the dwelling; 4) One standard deduction per married couple or individual (spouses who each independently own and maintain separate homesteads in different states may each be able to have a homestead deduction [see IC 6-1.1-12-37(n)]); 5) Where a person or married couple moves from one homestead after March 1 to another homestead in the same tax cycle, the person or married couple may be able to receive a homestead deduction on both properties for just that tax cycle (see IC 6-1.1-12-37(h)); 6) Even if, as of the assessment date, the land is vacant or the dwelling incomplete, the property may still qualify for a homestead deduction (see IC 6-1.1-12-37(p)); 7) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of the year for which the deduction is sought. *An individual who changes the use of his homestead property and fails to file a certified statement with the auditor of the county notifying the county of the change of use within 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 to10% of the additional taxes due.*	Sales Disclosure Form 46021 or DLGF Form HC10 (State Form 5473). One form filed for both the Homestead Standard Deduction and Supplemental Homestead Deduction.	None.

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Supplemental Homestead Deduction (6-1.1-12-37.5)	Equal to the sum of the following: 1) 35% of the homestead assessed value after the standard deduction has been applied that is less than $600,000; 2) 25% of the homestead assessed value after the standard deduction has been applied that is more than $600,000.	An individual who is entitled to a homestead standard deduction from the assessed value of property under IC 6-1.1-12-37 also is entitled to receive a supplemental homestead 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 individual is eligible.	Sales Disclosure Form 46021 or DLGF Form HC10 (State Form 5473). One form filed for both the Homestead Standard Deduction and Supplemental Homestead Deduction.	This deduction must not be considered in applying the limits in IC 6-1.1-12-40.5, which states that the sum of the deductions provided to an annually assessed personal property mobile home or manufactured home may not exceed one-half of its assessed value.
Solar Energy Heating or Cooling Systems (6-1.1-12-26) **Solar Power Device** (6-1.1-12-26.1) **Wind Power Device** (6-1.1-12-29) **Hydroelectric Power Device** (6-1.1-12-33) **Geothermal Device** (6-1.1-12-34) (See also IC 6-1.1-12-27.1, 30, and 35.5.)	**Solar Energy System**: Equals the out-of-pocket expenditures for the components and the labor involved in installing the components. **Solar Power Device, Wind, Hydroelectric, and Geothermal**: Assessed value of property with the device less the assessed value of the property without the device. **Solar Power Device assessed as distributable or personal property**: Assessed value of the device.	1) Applicant must own or be buying under contract the real property, mobile or manufactured home not assessed as real property or solar power device (or be leasing the real property from the real property owner and be subject to assessment and property taxation with respect to the solar power device) on the date the application is filed; 2) Real property or mobile home not assessed as real property is equipped with a solar energy system, wind power device, hydroelectric power device, or geothermal energy heating or cooling device (and for purposes of the solar power device deduction, the real property is equipped with a solar power device that is assessed as a real property improvement); 3) With respect to real property or a solar power device assessed as distributable or personal property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to a mobile home not assessed as real property, file during the 12 months before March 31 of each year for which the deduction is sought. With respect to geothermal and hydroelectric deductions, an application must be filed annually, even for real property. However, a person who receives a solar energy system, wind power device, hydroelectric power device, or geothermal energy heating or cooling device deduction for a particular year and remains eligible for the deduction for the following year is not required to re-apply for the deduction.	**Solar Energy System/Solar Power Device**: Sales Disclosure Form 46021 or State Form 18865. **Wind**: Sales Disclosure Form 46021 or State Form 18865. **Hydroelectric**: Sales Disclosure Form 46021 or State Form 18865 and Indiana Department of Environmental Management (IDEM) certification, which may be obtained by mailing a copy of the state form to IDEM, 100 N. Senate Ave., Room 1255, Indianapolis, IN 46204. **Geothermal**: Sales Disclosure Form 46021 or State Form 18865 and IDEM certification, which may be obtained by mailing a copy of the state form to IDEM, 100 N. Senate Ave., Office of Water Quality, Room 1255, Indianapolis, IN 46204.	A person may claim these deductions with all other deductions EXCEPT the Over 65 Deduction.

INDIANA PROPERTY TAX BENEFITS

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Mortgage (6-1.1-12-1, 2)	The lesser of: 1) $3,000; 2) balance of mortgage or contract indebtedness (including home equity line of credit) on assessment date; or 3) one-half of the total assessed value of the property.	1) Applicant must be resident of Indiana; 2) On the date the application is filed, applicant must own or be buying under contract the real property or mobile or manufactured home not assessed as real property. The mortgage, contract, or memorandum (including a home equity line of credit) must be recorded in the county recorder's office; 3) Property located in Indiana; 4) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of each year for which the deduction is sought; 5) Contract buyer must submit copy of recorded contract or recorded memorandum of contract containing a legal description with the first application filed for this deduction.	State Form 43709. Applications may be filed with either the auditor or recorder in the county where the property is situated. **Note:** A new application must be filed whenever a loan is refinanced.	None.
Over 65 (6.1.1-12-9, 10.1)	The lesser of: 1) one-half of the assessed value of the property; or 2) $12,480. **Note:** If any of the applicant's joint tenants or tenants in common (other than a spouse) are not at least 65, the deduction allowed must be reduced.	1) Applicant must own or be buying under contract the real property or mobile or manufactured home not assessed as real property on the date the application is filed; 2) Applicant is at least 65 on or before December 31 of the year preceding the year in which the deduction is claimed; 3) Applicant and any joint tenants or tenants in common other than a spouse reside on/in the real property or mobile or manufactured home; 4) Combined adjusted gross income in year preceding year in which application is signed does not exceed $25,000; 5) Applicant has owned or has been buying under contract the real property or mobile home or manufactured home for at least one year before claiming the deduction; 6) Assessed value of property does not exceed $182,430; 7) Surviving, un-remarried spouse at least 60 on or before December 31 of the year preceding the year in which the deduction is claimed if deceased was 65 at the time of death may qualify; 8) Individual may not be denied the deduction because the individual is absent from the real property or mobile or manufactured home while in a nursing home or hospital; **(NOTE that if the property is converted into a rental property, it no longer qualifies as the individual's residence.)** 9) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of each year for which the deduction is sought.	State Form 43708. Internal Revenue Service Form 1040 for the previous calendar year. This requirement includes submitting the 1040 for the applicant and all co-owners.	A person may not claim any other deductions besides the Mortgage and Homestead Deductions (and Fertilizer Storage Deduction under IC 6-1.1-12-38). If real property, a mobile home, or a manufactured home is owned by: 1) tenants by the entirety; 2) joint tenants; or 3) tenants in common; only one Over 65 Deduction may be allowed.
Over 65 Circuit Breaker Credit (6-1.1-20.6-8.5)	Prevents property tax liability on qualified homestead property from increasing by more than 2% over the previous year's tax liability.	1) Applicant qualified for homestead standard deduction in preceding calendar year and qualifies in current year (or is an eligible surviving spouse); 2) For applicant who files single return, adjusted gross income cannot exceed $30,000; for applicant who files a joint return with spouse, adjusted gross income cannot exceed $40,000; in year preceding year in which application is signed; 3) Applicant is or will be at least 65 on or before December 31 of the calendar year immediately preceding the current calendar year; 4) Gross assessed value of the homestead on the assessment date is less than $160,000; 5) File in same manner as for Over 65 Deduction.	State Form 43708. Internal Revenue Service Form 1040 for the previous calendar year for applicant and spouse.	None.

INDIANA PROPERTY TAX BENEFITS

DEDUCTION (Indiana Code Cite)	MAX AMOUNT **	ELIGIBILITY REQUIREMENTS	APPLICATION FORM	RESTRICTIONS**
Blind or Disabled Person (6-1.1-12-11, 12)	$12,480	1) **Blind:** Applicant is blind as defined in IC 12-7-2-21(1); or **Disabled:** Applicant is "disabled" if he is unable to engage in any substantial gainful activity by reason of a medically determinable physical or mental impairment that can be expected to result in death or has lasted or can be expected to last for a continuous period of not less than 12 months; 2) The real property or mobile or manufactured home not assessed as real property is principally used and occupied by the applicant as the applicant's residence; 3) Applicant must own or be buying under contract the real property or mobile or manufactured home on the date the application is filed (and contract or a memorandum of contract is recorded in the county recorder's office); 4) Applicant's taxable gross income does not exceed $17,000 in the year prior to the year in which the deduction is claimed; 5) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of each year for which the deduction is sought.	**Blind** State Form 43710. Proof of Blindness: The records of the Division of Family Resources or the Division of Disability and Rehabilitative Services or the written statement of a physician who is licensed by this State and skilled in the diseases of the eye or of a licensed optometrist. **Disabled** State Form 43710. Proof of Disability: Proof that applicant is eligible to receive disability benefits under the federal Social Security Act. However, an applicant with a disability not so covered must be examined by a physician under the same standards as used by the Social Security Administration.	A person may claim this deduction with all other deductions EXCEPT the Over 65 Deduction.
Totally Disabled Veteran or Veteran at Least 62 with Disability of 10% or More (6-1.1-12-14, 15)	$12,480*	1) Applicant must own or be buying under contract the real property or mobile or manufactured home not assessed as real property on the date the application is filed (and contract or a memorandum of contract is recorded in the county recorder's office); 2) Applicant served in U.S. military service for at least 90 days and was honorably discharged; 3) Applicant is either totally disabled or at least 62 with at least 10% disability; 4) Assessed value of applicant's tangible property is not greater than $143,160; 5) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of each year for which the deduction is sought; 6) Surviving spouse of a veteran may receive this deduction if the veteran satisfied the above eligibility requirements at the time of death and the surviving spouse owns or is buying the property under contract at the time the deduction application is filed. The surviving spouse is entitled to the deduction regardless of whether the property for which the deduction is claimed was owned by the deceased veteran or the surviving spouse before the deceased veteran's death.	State Form 12662. Pension Certificate or Award of Compensation from VA or IDVA; or Certificate of Eligibility issued by IDVA. Surviving spouse must provide the documentation necessary to establish that at the time of death the deceased veteran satisfied the eligibility requirements.	A person may claim this deduction with all other deductions EXCEPT the Over 65 Deduction.

INDIANA PROPERTY TAX BENEFITS

DEDUCTION (Indiana Code Cite)	MAX AMOUNT **	ELIGIBILITY REQUIREMENTS	APPLICATION FORM	RESTRICTIONS**
Veteran with Service-Connected Disability (6-1.1-12-13, 15)	$24,960*	1) Applicant must own or be buying under contract the real property or mobile or manufactured home not assessed as real property on the date the application is filed (and contract or a memorandum of contract is recorded in the county recorder's office); 2) Applicant received an honorable discharge after serving in U.S. military or naval forces during any of its wars; 3) Applicant has service-connected disability of at least 10%; 4) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of each year for which the deduction is sought; 5) Surviving spouse of a veteran may receive this deduction if the veteran satisfied the above eligibility requirements at the time of death and the surviving spouse owns or is buying the property under contract at the time the deduction application is filed. The surviving spouse is entitled to the deduction regardless of whether the property for which the deduction is claimed was owned by the deceased veteran or the surviving spouse before the deceased veteran's death.	State Form 12662. Pension Certificate or Award of Compensation from VA or IDVA; or Certificate of Eligibility issued by IDVA. Surviving spouse must provide the documentation necessary to establish that at the time of death the deceased veteran satisfied the eligibility requirements.	A person may claim this deduction with all other deductions EXCEPT the Over 65 Deduction and Surviving Spouse of WW I Veteran Deduction.
Veteran of World War I (6-1.1-12-17.4, 17.5)	$18,720*	1) Applicant must own or be buying under contract the real property or mobile or manufactured home not assessed as real property on the date the application is filed (and contract or a memorandum of contract is recorded in the county recorder's office); 2) Applicant must be resident of Indiana; 3) Property must be the veteran's principal residence; 4) Applicant is a Veteran of World War I; 5) Assessed value of the residence property does not exceed $206,500; 6) Veteran owns the real property or mobile or manufactured home for at least one year prior to claiming deduction; 7) Individual may not be denied the deduction because the individual is absent from the individual's principal residence while in a nursing home or hospital; 8) With respect to real property, complete and sign application on or before December 31 and file on or before the following January 5, and with respect to mobile or manufactured homes not assessed as real property, file during the twelve months before March 31 of each year for which the deduction is sought.	State Form 12662. VA-issued proof of service and honorable discharge.	A person may claim this deduction with all other deductions EXCEPT the Over 65 Deduction.
Surviving Spouse of World War I Veteran (6-1.1-12-16, 17)	$18,720*	1) Surviving spouse must own or be buying on contract the real property or mobile or manufactured home not assessed as real property on the date the application is filed (and contract or a memorandum of contract is recorded in the county recorder's office); 2) Applicant is surviving spouse of person who served in the U.S. military before November 12, 1918; 3) Deceased spouse received an honorable discharge; 4) File in same manner as for Veteran of World War I Deduction.	State Form 12662. VA-issued proof of service and honorable discharge.	A person may claim this deduction with all other deductions EXCEPT the Over 65 Deduction and Veteran with Service-Connected Disability Deduction.

Reset Form

INDIANA PROPERTY TAX BENEFITS

*Any unused portion of the deduction may be applied to personal property taxes and then to excise taxes for either a motor vehicle (IC 6-6-5-5) or an aircraft (IC 6-6-6.5) (World War I-related deductions cannot be applied to aircraft excise taxes).

NOTE: For registration years beginning after December 31, 2013, IC 6-6-5-5.2 enables veterans who do not own or are not buying property under contract (or their surviving spouses) to receive a credit toward vehicle excise taxes if they otherwise satisfy the requirements for a veteran deduction under IC 6-1.1-12-13, 14, or 16. The amount of the credit that may be claimed is equal to the lesser of the amount of the excise tax liability for the individual's vehicle or $70. This credit must be claimed on a form prescribed by the Bureau of Motor Vehicles. An individual claiming the credit must attach to the form an affidavit from the county auditor stating that the claimant does not own property to which a property tax deduction may be applied under IC 6-1.1-12-13, 14, or 16.

Special note regarding members of the armed forces:
Pursuant to IC 6-1.1-12-3 and 4, an individual who is a member of the United States armed forces and is away from the county of his or her residence as a result of military service and thus misses the deadline for filing a mortgage deduction application may file the application during the year following the year in which the individual is discharged from military service. The individual must file a proper application with the auditor of the county in which the real property is located. The application must specify the particular year, or years, for which the deduction is claimed. The individual must attach to the application an affidavit that states the facts concerning the individual's absence as a member of the United States armed forces.

Effective July 1, 2014, active military personnel transferred to a location outside of Indiana may be able to retain their homestead deduction during their absence. See IC 6-1.1-12-37(s) for more information.

** The sum of the deductions applied to a mobile home or a manufactured home not assessed as real property may not exceed one-half of the assessed value of the mobile home or manufactured home (see IC 6-1.1-12-40.5). This restriction does not apply to the Supplemental Homestead Deduction.

Deduction application forms are available at the county auditor's office or at http://www.in.gov/dlgf/2344.htm.

By signing below, customer acknowledges receipt of the Indiana Property Tax Benefits Form.

Customer Verification Signature:	
Name *(please print)*:	Date *(month, day, year)*: