

St. Joseph County Treasurer's Office Mortgage Escrow Alert

Date: November 3, 2009

To: Mortgage Escrow Departments and Companies

From: Sean J. Coleman  
St. Joseph County Treasurer

Re: Property Tax Escrow Calculations

**This alert is provided to assist mortgage escrow departments and companies in determining accurate property tax escrow amounts for their customer's 2010 property tax payments.**

Please be advised that St. Joseph County, Indiana has only one property tax payment due date for payable year 2009. **Property tax escrow calculations for the 2010 spring installment could be overestimated if the one installment in 2009 is mistaken for a semi-annual installment resulting in inflated escrow payments for mortgagors.**

Due to delays in the tax rate certification process, St. Joseph County was forced to set only one due date for 2009 property tax payments. When there is only one payment due date for the calendar year the "spring installment" (in this case December 11, 2009) becomes the annual installment. **In 2009 the spring installment amount represents property tax owed for the entire calendar year.**

The 2010 property tax rate calculation process and installment payment calendar will be determined as early as possible next year subject to state statute, the property assessment schedule and actions taken by the Indiana State Legislature that may effect property taxes during the 2010 session of the General Assembly.

For further information please contact the St. Joseph County Treasurer's Office at (574) 235-9266.