

PROPERTY TAXES IN ADAMS COUNTY, INDIANA, 2007-2008



Legislative Services Agency

August 2008

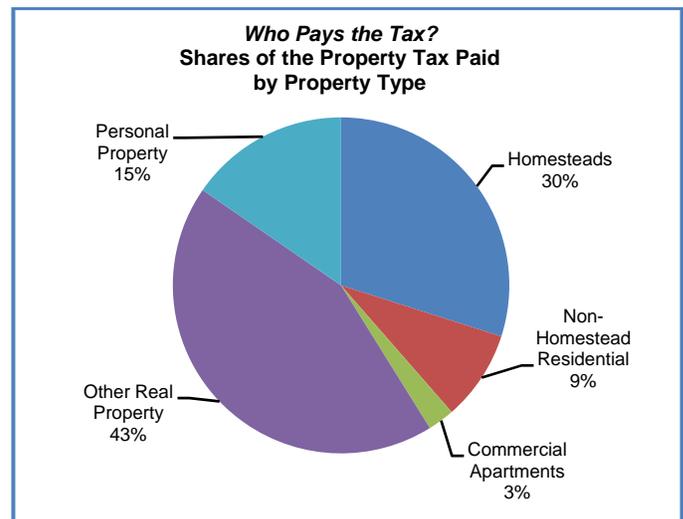
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over by the state. Homeowners will also receive a substantial new deduction from their home assessments. And “circuit breakers” will limit homeowner tax bills to a fixed percentage of their assessments, 1.5% in 2009 and 1% beginning in 2010. The circuit breaker for homeowners is 2% in 2008.

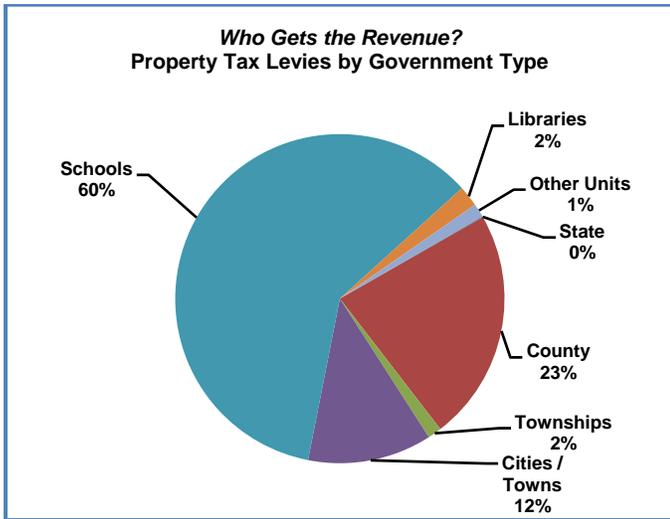
In 2008, substantial tax relief is provided through an added homestead credit. The credit will be financed with payments from the new race track casinos and from the added sales tax. Statewide, this amounts to added property tax relief of \$870 million. Homeowner taxes should fall by about one-third. Each county is different, however. Homeowner tax bills depend on changes in the homestead’s assessment and the assessments of other property, on changes in local government tax collections, on new local income tax adoptions, as well as on added state credits. Adams County did not adopt a new local option income tax for 2008.

In Adams County, the average homeowner saw their tax bill decrease by 21.1% for 2008, with 93.6% of the homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 15.6%, and 91.4% of homeowners would have seen tax bill increases.

In Adams County, 30% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 9% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 3% are paid by owners of larger rental housing units (commercial apartments); and 58% are paid by other agricultural, commercial, industrial, or utility businesses on their real property (land and buildings) or on their personal property (equipment).

Change in Tax Bill	With Added 2008 Homestead Credit		Illustrated Without Added 2008 Homestead Credit	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or more	239	2.7%	2,649	29.7%
10% to 19%	65	0.7%	2,952	33.1%
1% to 9%	217	2.4%	2,539	28.5%
0%	54	0.6%	54	0.6%
-1% to -9%	882	9.9%	263	3.0%
-10% to -19%	1,564	17.6%	96	1.1%
-20% to -29%	4,211	47.3%	50	0.6%
-30% to -39%	1,239	13.9%	40	0.4%
-40% to -49%	115	1.3%	67	0.8%
-50% to -59%	57	0.6%	110	1.2%
-60% to -69%	117	1.3%	16	0.2%
-70% to -79%	76	0.9%	9	0.1%
-80% to -89%	10	0.1%	4	0.0%
-90% to -99%	3	0.0%	0	0.0%
-100%	57	0.6%	57	0.6%
Total	8,906	100.0%	8,906	100.0%
Higher Tax Bill	521	5.8%	8,140	91.4%
No Change	54	0.6%	54	0.6%
Lower Tax Bill	8,331	93.6%	712	8.0%
Average Change in Tax Bill	-21.1%		15.6%	





On average, Adams County property tax levies increased 13.1% from 2007 to 2008. This is higher than the expected statewide average increase of 5%. County levies for welfare increased substantially, as did Adams Central and South Adams School Corporation levies for debt service.

In Adams County, school corporations receive 60% of all property taxes. The county and the cities and towns receive most of the rest. Townships, library districts, the solid waste management district, and the state receive a small share of property taxes.

In 2009 the school and county shares of property tax revenue will decrease significantly when the state takes over the school general fund and county welfare levies.

Taxing Unit	2007 Levy	2008 Levy	Change
<i>County Total</i>	<i>\$34,681,655.00</i>	<i>\$39,207,884.00</i>	<i>13.1%</i>
State Unit	33,828	34,994	3.4%
Adams County	7,117,865	8,938,031	25.6%
Blue Creek Township	18,036	18,657	3.4%
French Township	19,932	20,596	3.3%
Hartford Township	28,721	29,774	3.7%
Jefferson Township	19,636	20,198	2.9%
Kirkland Township	26,121	27,052	3.6%
Monroe Township	21,650	22,201	2.5%
Preble Township	35,400	36,784	3.9%
Root Township	55,845	57,924	3.7%
St. Marys Township	29,666	31,041	4.6%
Union Township	35,569	37,127	4.4%
Wabash Township	46,728	48,338	3.4%
Washington Township	180,183	186,705	3.6%
Decatur Civil City	3,127,178	3,235,012	3.4%
Berne Civil City	916,962	959,019	4.6%
Geneva Civil Town	407,058	422,117	3.7%
Monroe Civil Town	154,192	159,850	3.7%
Adams Central Community School Corporation	4,232,392	4,870,774	15.1%
North Adams Community School Corporation	11,744,941	12,121,526	3.2%
South Adams School Corporation	5,149,691	6,606,738	28.3%
Berne Public Library	296,456	303,052	2.2%
Decatur Public Library	431,160	447,229	3.7%
Geneva Public Library	49,261	51,152	3.8%
Adams County Solid Waste Management District	503,184	521,993	3.7%