

# 2013 Adams County Property Tax Report with Comparison to 2012

Legislative Services Agency

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**This report describes property tax changes in Adams County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Adams County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-1.7%	\$29,153,707	\$1,349,059,812	4.0%
Change		-1.2%	-0.1%	
2012	0.0%	\$29,511,588	\$1,350,189,214	4.3%

### Comparable Homestead Property Tax Changes in Adams County

The total tax bill for all taxpayers in Adams County decreased by 1.7% in 2013. The main reason was a 1.2% decrease in the property tax levy. In this reassessment year, certified net assessed value was nearly unchanged, falling 0.1%. Lower tax bills meant that taxpayers qualified for less in tax cap credits, so credits as a percent of the tax levy decreased to 4.0% in 2013 from 4.3% in 2012.

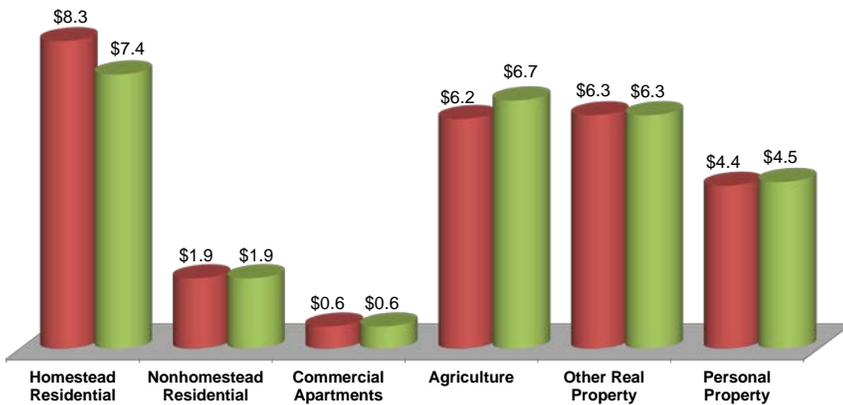
Adams County homeowners experienced a large 11.3% decrease in property tax bills in 2013. This was due to an increase in local property tax credits and a decrease in property tax rates. Homesteads also experienced a decline in net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	2,025	22.6%
No Change	82	0.9%
Lower Tax Bill	6,870	76.5%
<b>Average Change in Tax Bill</b>	<b>-11.3%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	351	3.9%
10% to 19%	338	3.8%
1% to 9%	1,336	14.9%
-1% to 1%	82	0.9%
-1% to -9%	2,640	29.4%
-10% to -19%	2,305	25.7%
-20% or More	1,925	21.4%
<b>Total</b>	<b>8,977</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$27.7 ■ 2013 - Total \$27.4



In Adams County most net property taxes were paid by business (other real and personal), homestead, and agriculture property owners in 2013. Total net property taxes decreased 1.7%, compared to an average 2.1% increase statewide. Agriculture saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates decreased in 14 of 23 Adams County tax districts in 2013. The average tax rate fell by 1.1%, because a small levy decrease more than offset a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Adams County decreased by 1.2%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Adams County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,113,590,900	\$1,066,874,399	-4.2%	\$444,610,994	\$413,290,031	-7.0%
Other Residential	127,824,500	123,821,900	-3.1%	127,026,546	123,256,656	-3.0%
Ag Business/Land	379,343,600	411,241,201	8.4%	378,217,126	410,006,117	8.4%
Business Real/Personal	522,403,552	520,319,517	-0.4%	408,224,332	412,553,717	1.1%
<b>Total</b>	<b>\$2,143,162,552</b>	<b>\$2,122,257,017</b>	<b>-1.0%</b>	<b>\$1,358,078,998</b>	<b>\$1,359,106,521</b>	<b>0.1%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Adams County's total billed net assessed value was nearly unchanged, increasing slightly by 0.1% in 2013. Increases in agricultural assessments offset decreases in homestead assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$463,592	\$315,811	-\$147,781	-31.9%
2%	788,637	805,046	16,409	2.1%
3%	11,092	28,666	17,574	158.4%
Elderly	28,765	15,357	-13,408	-46.6%
<b>Total</b>	<b>\$1,292,086</b>	<b>\$1,164,881</b>	<b>-\$127,206</b>	<b>-9.8%</b>
<b>% of Levy</b>	<b>4.3%</b>	<b>4.0%</b>		

Total tax cap credits in Adams County were \$1.2 million, which was 4.0% of the levy. This was less than the state average of 10.9%, and slightly less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Adams County's average tax rate was near the

median rate statewide. Most of the tax cap credits in Adams County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Adams County decreased \$127,206 between 2012 and 2013. Credits as a share of the total levy fell from 4.3% in 2012 to 4.0% in 2013.

**Adams County Levy Comparison by Taxing Unit**

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	27,589,611	28,854,887	29,330,518	29,511,588	29,153,707	4.6%	1.6%	0.6%	-1.2%
Adams County	7,300,403	7,556,030	7,744,911	8,133,540	8,213,075	3.5%	2.5%	5.0%	1.0%
Blue Creek Township	19,361	20,101	20,572	21,235	21,848	3.8%	2.3%	3.2%	2.9%
French Township	21,409	22,185	22,727	23,475	24,165	3.6%	2.4%	3.3%	2.9%
Hartford Township	30,932	32,109	32,938	33,963	34,922	3.8%	2.6%	3.1%	2.8%
Jefferson Township	21,042	21,812	22,347	23,073	23,733	3.7%	2.5%	3.2%	2.9%
Kirkland Township	27,984	45,494	46,410	47,126	48,750	62.6%	2.0%	1.5%	3.4%
Monroe Township	23,069	23,871	56,179	21,692	61,572	3.5%	135.3%	-61.4%	183.8%
Preble Township	38,007	39,019	40,341	41,659	42,792	2.7%	3.4%	3.3%	2.7%
Root Township	59,980	62,381	63,667	66,028	67,887	4.0%	2.1%	3.7%	2.8%
St. Marys Township	32,265	33,446	34,313	35,369	36,419	3.7%	2.6%	3.1%	3.0%
Union Township	37,260	38,655	39,616	41,133	41,213	3.7%	2.5%	3.8%	0.2%
Wabash Township	50,022	51,983	53,041	55,067	56,642	3.9%	2.0%	3.8%	2.9%
Washington Township	194,056	200,674	206,205	212,795	218,984	3.4%	2.8%	3.2%	2.9%
Decatur Civil City	3,180,147	3,295,157	3,373,161	3,469,685	3,568,193	3.6%	2.4%	2.9%	2.8%
Berne Civil City	991,899	1,040,805	1,117,611	1,116,650	1,181,269	4.9%	7.4%	-0.1%	5.8%
Geneva Civil Town	443,544	462,675	475,328	489,153	489,153	4.3%	2.7%	2.9%	0.0%
Monroe Civil Town	162,637	169,083	173,402	178,221	182,164	4.0%	2.6%	2.8%	2.2%
Adams Central Community School Corp	2,454,179	2,593,601	3,043,223	2,755,731	2,727,294	5.7%	17.3%	-9.4%	-1.0%
North Adams Community School Corp	8,052,962	7,836,150	7,523,952	7,305,281	6,599,342	-2.7%	-4.0%	-2.9%	-9.7%
South Adams School Corp	3,067,116	3,884,922	3,771,369	3,913,978	4,019,690	26.7%	-2.9%	3.8%	2.7%
Berne Public Library	321,133	325,095	342,198	362,430	313,589	1.2%	5.3%	5.9%	-13.5%
Decatur Public Library	0	0	0	0	0				
Geneva Public Library	0	0	0	0	0				
Adams Public Library System	517,982	536,804	550,788	568,871	568,538	3.6%	2.6%	3.3%	-0.1%
Adams County Solid Waste Mgmt Dist	542,222	562,835	576,219	595,433	612,473	3.8%	2.4%	3.3%	2.9%

**Adams County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District**

Dist #	Taxing District	Tax Rate	Credit Rates					Net Tax Rate, Homesteads	
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead		LOIT Residential
01001	North Blue Creek Township	1.4364	--	--	11.0979%	--	--	--	1.2770
01002	South Blue Creek Township	1.7752	--	--	11.0979%	--	--	--	1.5782
01003	North French Township	1.4385	--	--	11.0979%	--	--	--	1.2789
01004	South French Township	1.7773	--	--	11.0979%	--	--	--	1.5801
01005	Hartford Township	1.8077	--	--	11.0979%	--	--	--	1.6071
01006	Jefferson Township	1.7850	--	--	11.0979%	--	--	--	1.5869
01007	Kirkland Township	1.4832	--	--	11.0979%	--	--	--	1.3186
01008	North Monroe Township	1.4474	--	--	11.0979%	--	--	--	1.2868
01009	South Monroe Township	1.7862	--	--	11.0979%	--	--	--	1.5880
01010	Berne City-Monroe Township	3.0378	--	--	11.0979%	--	--	--	2.7007
01011	Monroe Town-Monroe Township	2.0920	--	--	11.0979%	--	--	--	1.8598
01012	Preble Township	1.8145	--	--	11.0979%	--	--	--	1.6131
01013	Root Township	1.7768	--	--	11.0979%	--	--	--	1.5796
01014	Decatur City-Root Township	2.8703	--	--	11.0979%	--	--	--	2.5518
01015	St Marys Township	1.4647	--	--	11.0979%	--	--	--	1.3021
01016	Union Township	1.8207	--	--	11.0979%	--	--	--	1.6186
01017	Wabash Township	1.7798	--	--	11.0979%	--	--	--	1.5823
01018	Berne City-Wabash Township	3.0535	--	--	11.0979%	--	--	--	2.7146
01019	Geneva Town	3.0847	--	--	11.0979%	--	--	--	2.7424
01020	South Washington Township	1.4791	--	--	11.0979%	--	--	--	1.3150
01021	North Washington Township	1.8202	--	--	11.0979%	--	--	--	1.6182
01022	Decatur City-Washington Township	2.9172	--	--	11.0979%	--	--	--	2.5935
01023	Monroe Town-Washington Township	2.1467	--	--	11.0979%	--	--	--	1.9085

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Adams County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	315,811	804,844	28,666	15,357		1,164,679	29,153,707	4.0%
<i>TIF Total</i>	0	202	0	0		202	272,987	0.1%
<i>County Total</i>	315,811	805,046	28,666	15,357		1,164,881	29,426,694	4.0%
Adams County	64,581	166,022	5,710	4,145		240,459	8,213,075	2.9%
Blue Creek Township	0	0	0	6		6	21,848	0.0%
French Township	0	0	0	2		2	24,165	0.0%
Hartford Township	0	0	0	15		15	34,922	0.0%
Jefferson Township	0	0	0	6		6	23,733	0.0%
Kirkland Township	0	0	0	25		25	48,750	0.1%
Monroe Township	19	188	34	20		262	61,572	0.4%
Preble Township	0	0	0	8		8	42,792	0.0%
Root Township	446	984	0	25		1,455	67,887	2.1%
St. Marys Township	0	0	0	55		55	36,419	0.2%
Union Township	0	0	0	4		4	41,213	0.0%
Wabash Township	1,246	1,727	126	56		3,155	56,642	5.6%
Washington Township	1,518	7,366	0	96		8,980	218,984	4.1%
Decatur Civil City	50,617	173,459	0	1,221		225,297	3,568,193	6.3%
Berne Civil City	45,930	67,118	6,653	1,035		120,736	1,181,269	10.2%
Geneva Civil Town	11,134	33,419	3,412	1,006		48,972	489,153	10.0%
Monroe Civil Town	0	975	0	158		1,133	182,164	0.6%
Adams Central Community School Corp	0	1,052	0	1,670		2,722	2,727,294	0.1%
North Adams Community School Corp	56,092	192,221	0	2,011		250,324	6,599,342	3.8%
South Adams School Corp	58,656	101,339	10,136	2,918		173,050	4,019,690	4.3%
Berne Public Library	12,193	17,818	1,766	275		32,052	313,589	10.2%
Adams Public Library System	8,560	28,775	402	293		38,031	568,538	6.7%
Adams County Solid Waste Mgmt Dist	4,816	12,381	426	309		17,932	612,473	2.9%
TIF - Berne City-Monroe Township	0	0	0	0		0	264,436	0.0%
TIF - Decatur City - Root Township	0	0	0	0		0	0	
TIF - Decatur City - Washington Township	0	202	0	0		202	8,551	2.4%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

**Circuit Breaker Credit Types:**

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.