

PROPERTY TAXES IN ALLEN COUNTY, INDIANA, 2007-2008



Legislative Services Agency

October 2008

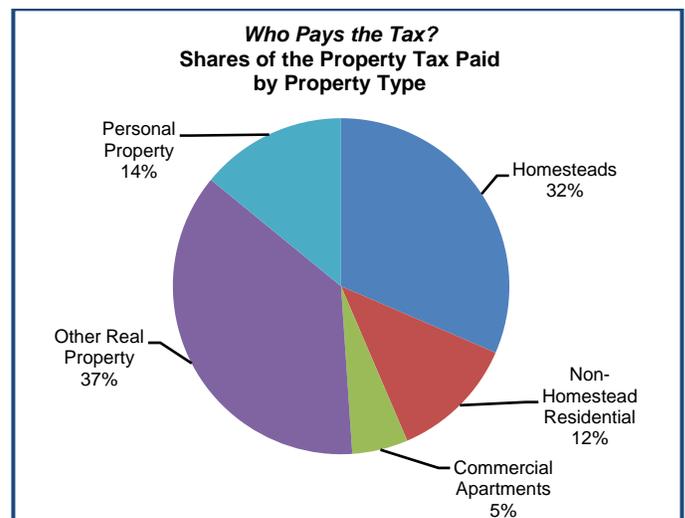
The Indiana General Assembly enacted major property tax reforms in 2008. These reforms are intended to provide substantial tax relief to homeowners. Starting in 2009, property taxes for the school general fund, county welfare funds, and several other funds will be eliminated, and their costs taken over 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. Allen County did not adopt a new local option income tax for 2008.

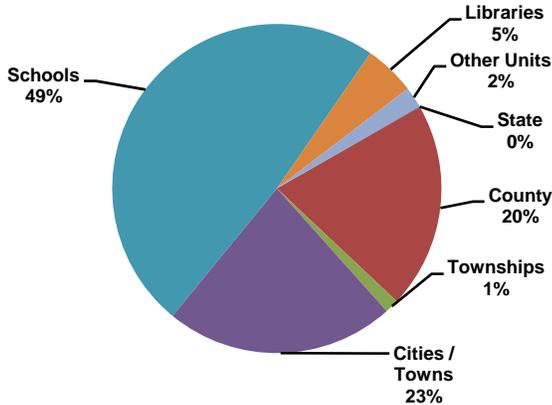
In Allen County, the average homeowner saw their tax bill decrease by 33.8% for 2008, with 98.4% of homeowners seeing decreases. Without the added homestead credit, the average tax bill would have increased by 3.0%, and 68.4% of homeowners would have seen tax bill increases.

In Allen County, 32% of property taxes are paid by homeowners (homesteads are primary residences, occupied by their owners); 12% are paid by owners of smaller rental housing units or owners of second homes (non-homestead residential); 5% are paid by owners of larger rental housing units (commercial apartments); and 51% 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	481	0.5%	5,106	5.8%
10% to 19%	165	0.2%	12,403	14.0%
1% to 9%	306	0.3%	43,016	48.6%
0%	407	0.5%	445	0.5%
-1% to -9%	604	0.7%	20,280	22.9%
-10% to -19%	3,213	3.6%	4,551	5.1%
-20% to -29%	17,543	19.8%	1,449	1.6%
-30% to -39%	45,593	51.5%	604	0.7%
-40% to -49%	16,784	19.0%	251	0.3%
-50% to -59%	2,449	2.8%	118	0.1%
-60% to -69%	571	0.6%	76	0.1%
-70% to -79%	161	0.2%	47	0.1%
-80% to -89%	81	0.1%	27	0.0%
-90% to -99%	44	0.0%	29	0.0%
-100%	116	0.1%	116	0.1%
Total	88,518	100.0%	88,518	100.0%
Higher Tax Bill	952	1.1%	60,525	68.4%
No Change	407	0.5%	445	0.5%
Lower Tax Bill	87,159	98.4%	27,548	31.1%
Average Change in Tax Bill	-33.8%		3.0%	



Who Gets the Revenue?
Property Tax Levies by Government Type



On average, Allen County property tax levies increased 4.0% from 2007 to 2008. This is lower than the expected statewide average increase of 5%. The largest increases were in the county welfare levies and in the Northwest Allen School Corporation debt service levy.

In Allen County, school corporations receive 49% of all property taxes. The county and the cities and towns receive most of the rest. Townships, the library district, special districts, 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.

Changes in Property Tax Levies from 2007 to 2008
by Governmental Units in Allen County

Taxing Unit	2007 Levy	2008 Levy	Change
County Total	\$450,690,557	\$468,758,513	4.0%
State Unit	366,501	380,411	3.8%
Allen County	84,554,808	95,007,706	12.4%
Aboite Township	906,388	580,448	-36.0%
Adams Township	468,618	496,127	5.9%
Cedar Creek Township	178,544	186,206	4.3%
Eel River Township	11,657	12,116	3.9%
Jackson Township	15,321	16,343	6.7%
Jefferson Township	91,230	107,513	17.8%
Lafayette Township	5,732	5,794	1.1%
Lake Township	84,247	79,751	-5.3%
Madison Township	66,359	61,641	-7.1%
Marion Township	91,538	96,267	5.2%
Maumee Township	99,182	93,935	-5.3%
Milan Township	94,732	98,071	3.5%
Monroe Township	45,050	46,484	3.2%
Perry Township	487,695	584,608	19.9%
Pleasant Township	21,606	22,292	3.2%
Scipio Township	9,901	10,365	4.7%
Springfield Township	133,049	121,440	-8.7%
St. Joseph Township	745,747	478,971	-35.8%
Washington Township	309,605	315,171	1.8%
Wayne Township	2,496,607	2,924,737	17.1%
Fort Wayne Civil City	99,440,911	99,440,267	0.0%
New Haven Civil City	4,763,457	4,929,487	3.5%
Woodburn Civil City	154,458	160,093	3.6%
Zanesville Civil Town	6,121	6,036	-1.4%
Grabill Civil Town	249,310	258,092	3.5%
Huntertown Civil Town	204,750	365,779	78.6%
Monroeville Civil Town	186,066	192,730	3.6%
Leo-Cedarville	362,648	377,061	4.0%
M.S.D. Southwest Allen County School Corporation	46,593,222	47,748,562	2.5%
Northwest Allen County School Corporation	27,885,638	31,440,594	12.7%
Fort Wayne Community School Corporation	111,085,836	111,379,296	0.3%
East Allen County School Corporation	36,340,246	37,720,764	3.8%
Allen County Public Library	23,226,970	23,458,693	1.0%
Fort Wayne Public Transportation	3,412,968	4,053,858	18.8%
Fort Wayne-Allen County Airport Authority	3,558,113	3,693,159	3.8%
Southwest Allen County Fire	965,525	1,237,536	28.2%
Allen County Redevelopment Commission	187,509	92,650	-50.6%
Fort Wayne Redevelopment Commission	762,139	457,417	-40.0%
Monroeville Redevelopment Commission	20,553	20,042	-2.5%