

2010 Property Tax Report

Allen County

with comparisons between 2007 and 2010



Legislative Services Agency

July 2010

This report describes property tax changes in Allen County between 2009 and 2010, with comparison to changes between 2007 and 2010. The report also shows the overall changes to property tax levies and property assessments since the recent property tax reforms have been implemented. Explanatory information is provided to highlight changes that are unique to Allen County and those that have occurred throughout the state. Statewide averages are based on data from all counties except Lake and LaPorte.

Comparable Homestead Property Tax Changes in Allen County

	2009 to 2010		2007 to 2010	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	53,334	63.4%	3,340	4.0%
No Change	1,912	2.3%	368	0.4%
Lower Tax Bill	28,812	34.3%	80,350	95.6%
Average Change in Tax Bill	-1.5%		-31.4%	
Detailed Change in Tax Bill				
20% or More	6,457	7.7%	998	1.2%
10% to 19%	13,372	15.9%	755	0.9%
1% to 9%	33,505	39.9%	1,587	1.9%
0%	1,912	2.3%	368	0.4%
-1% to -9%	15,397	18.3%	4,230	5.0%
-10% to -19%	6,690	8.0%	13,839	16.5%
-20% to -29%	3,262	3.9%	19,717	23.5%
-30% to -39%	1,145	1.4%	20,909	24.9%
-40% to -49%	574	0.7%	10,890	13.0%
-50% to -59%	392	0.5%	3,356	4.0%
-60% to -69%	263	0.3%	1,636	1.9%
-70% to -79%	261	0.3%	1,398	1.7%
-80% to -89%	196	0.2%	1,440	1.7%
-90% to -99%	134	0.2%	973	1.2%
-100%	498	0.6%	1,962	2.3%
Total	84,058	100.0%	84,058	100.0%

The average homeowner saw a 1.5% tax bill decrease from 2009 to 2010.

Homestead taxes in 2010 were still 31.4% lower than they were in 2007, before the property tax reforms.

95.6% of homeowners saw lower tax bills in 2010 than in 2007.

55.8% of homeowners saw tax increases of between 1% and 19% from 2009 to 2010.

The largest percentage of homeowners have seen between a 20% and 39% decrease in their tax bills from 2007 to 2010.

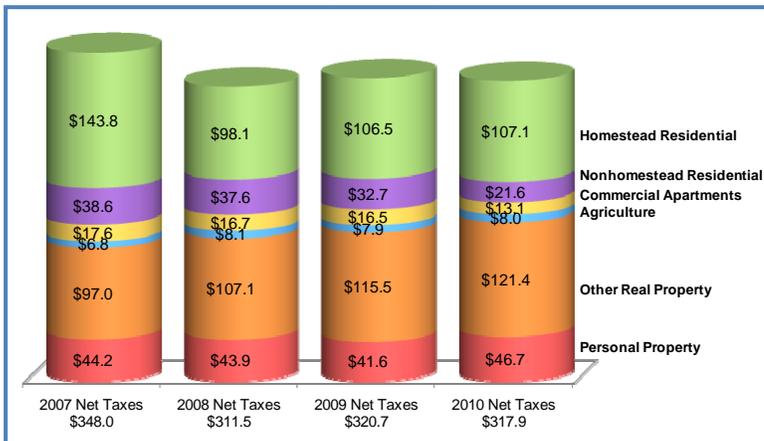
Note: Percentages may not total due to rounding.

Allen County Overview

The decline in Allen County homeowner tax bills was similar to the state average of 2.1%. Property tax levies increased 3.4% in Allen County in 2010, slightly more than the state average increase of 2.4%. Most of the levy increase is accounted for by county bond and general funds, Ft. Wayne general and fire protection funds, and a voter-passed school referendum in the Southwest Allen School Corporation. Ft. Wayne School Corporation and the airport authority had substantial levy decreases. Allen County did not see large decreases in local homestead property tax credits because the local income tax revenues which fund these credits increased slightly in Allen County in 2010. Allen County homeowners benefitted more from the one percent property tax cap than did homeowners in the average county, primarily because

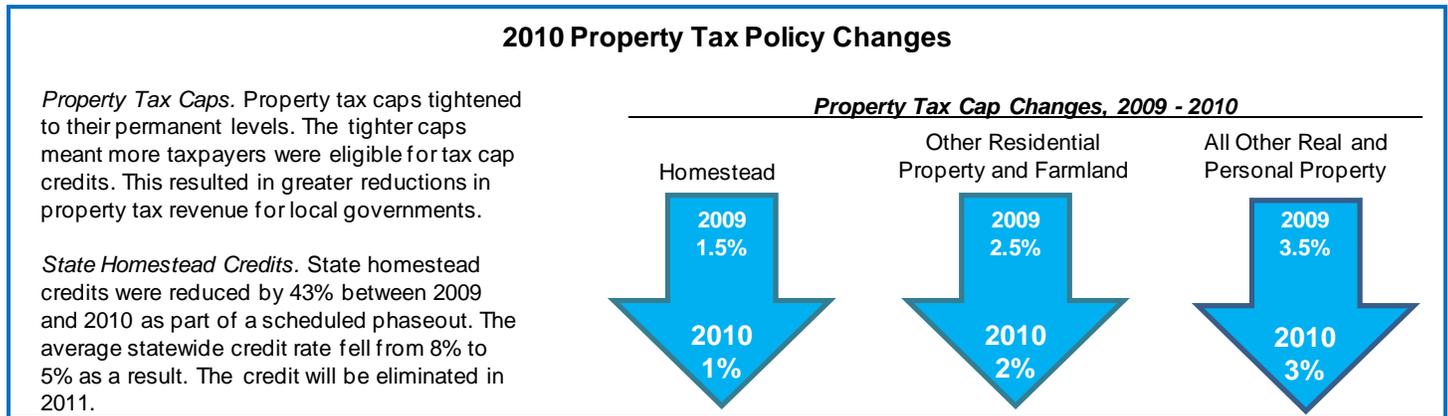
Allen County property tax rates tended to be higher than the state average.

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



Net tax bills for all taxpayers decreased 0.8% in Allen County from 2009 to 2010. This was smaller than the statewide reduction of 1.4%. In 2010 apartment owners saw a 20.6% decrease in tax bills. This large decrease was due mainly to the tightening of the tax caps from 2.5% to 2% for rental housing. The tightening of the tax caps also affected nonhomestead residential property (mostly small rental residences), which saw a 33.8% decrease in tax bills. Other real and personal property, mostly commercial and industrial land, buildings, and equipment, saw a 5.1% and 12.4% increase, respectively, in tax bills in 2010. This was mainly because of the increase in Allen County property tax

levies. Commercial and industrial property did not benefit very much from the tightened tax caps because Allen County's tax rates were generally not high enough for this type of property to qualify for tax cap credits. Agricultural business property saw a 1.2% increase in tax payments in 2010 because of the Allen County tax levy increases and the 4% increase in the base rate of farmland, from \$1,200 to \$1,250 per acre.



Tax Cap Credits

Tax cap credits in Allen County in 2010 amounted to 7.0% of the total property tax levy. The statewide average was 6.3%. The higher percentage loss in the county was partly due to tax rates that exceeded \$2 in 25 of 47 taxing districts. Many taxpayers subject to the 1% cap (homesteads) and 2% cap (other residential property including rental housing, and farmland) qualified for circuit breaker credits. Few commercial or industrial properties in the 3% tax cap category qualified for credits because the highest Allen County tax rate barely exceeded \$3.

**2010 Circuit Breaker Credits by Cap Category
Allen County Total \$24,631,711**

1%	2%	3%	Elderly
\$9,834,495	\$14,075,631	\$274,692	\$446,894
39.9%	57.1%	1.1%	1.8%

Allen County, Ft. Wayne City, and the Ft. Wayne Community School Corporation saw the largest revenue losses from the tax caps in 2010. As a percentage of their total levies, Wayne Township and Ft. Wayne City lost the most, at 9.1% each. Losses were greatest for units that overlapped the City of Ft. Wayne because these tax districts had the highest tax rates.

The Effects of Recession

In Allen County, the recession has had an effect on the economy. The recession created upward pressure on property tax bills in several ways. The unemployment rate rose from 4.8% in December 2007 to 10.4% in July 2009. Despite job losses, local income tax revenue grew by 2.1%.

Allen County Gross Assessed Value by Property Type

Property Type	Gross AV 2009	Gross AV 2010	Gross AV Change
Homesteads	12,811,501,400	12,741,990,300	-0.5%
Other Residential	1,629,036,300	1,534,497,600	-5.8%
Ag Business/Land	436,158,300	451,627,800	3.5%
Business Real/Personal	7,430,204,579	7,634,990,427	2.8%
Total	\$22,306,900,579	\$22,363,106,127	0.3%

In addition, the recession reduced new construction, so less new property was added to assessment roles. The recession also reduced some property values, which affected assessed values through annual trending. Lower assessed values may result in higher tax rates for local taxpayers. In those instances where taxpayers' bills are limited by the caps, the higher tax rates may result in higher circuit breaker credits, causing increased revenue losses for local governments.

In Allen County, the gross assessed value of business real and personal property increased 2.8% in 2010, and the gross assessed value of agricultural business and land increased 3.5%. Other assessment categories decreased, and total gross assessed value in Allen County rose 0.3%. This was lower than the state average increase of 0.6%.

The tables on the following pages illustrate 2007 – 2010 levy comparisons, 2010 tax rates and credit rates, and 2010 circuit breaker losses by taxing unit.

Allen County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	% Change		
					2007-2008	2008-2009	2009-2010
<i>County Total</i>	450,690,557	468,758,513	330,401,193	341,617,406	4.0%	-29.5%	3.4%
State Unit	366,501	380,411	0	0	3.8%	-100.0%	
Allen County	84,554,808	95,007,706	61,581,259	68,016,841	12.4%	-35.2%	10.5%
Aboite Township	906,388	580,448	737,982	610,412	-36.0%	27.1%	-17.3%
Adams Township	468,618	496,127	515,148	534,487	5.9%	3.8%	3.8%
Cedar Creek Township	178,544	186,206	215,734	176,629	4.3%	15.9%	-18.1%
Eel River Township	11,657	12,116	12,667	13,055	3.9%	4.5%	3.1%
Jackson Township	15,321	16,343	16,716	17,226	6.7%	2.3%	3.1%
Jefferson Township	91,230	107,513	107,648	111,733	17.8%	0.1%	3.8%
Lafayette Township	5,732	5,794	5,709	5,425	1.1%	-1.5%	-5.0%
Lake Township	84,247	79,751	78,731	81,185	-5.3%	-1.3%	3.1%
Madison Township	66,359	61,641	55,022	119,768	-7.1%	-10.7%	117.7%
Marion Township	91,538	96,267	89,706	92,976	5.2%	-6.8%	3.6%
Maumee Township	99,182	93,935	72,587	121,269	-5.3%	-22.7%	67.1%
Milan Township	94,732	98,071	95,378	96,800	3.5%	-2.7%	1.5%
Monroe Township	45,050	46,484	47,173	48,818	3.2%	1.5%	3.5%
Perry Township	487,695	584,608	607,693	630,617	19.9%	3.9%	3.8%
Pleasant Township	21,606	22,292	23,154	24,041	3.2%	3.9%	3.8%
Scipio Township	9,901	10,365	10,775	11,184	4.7%	4.0%	3.8%
Springfield Township	133,049	121,440	173,684	186,710	-8.7%	43.0%	7.5%
St. Joseph Township	745,747	478,971	635,593	666,579	-35.8%	32.7%	4.9%
Washington Township	309,605	315,171	334,233	347,727	1.8%	6.0%	4.0%
Wayne Township	2,496,607	2,924,737	3,282,585	2,734,449	17.1%	12.2%	-16.7%
Fort Wayne Civil City	99,440,911	99,440,267	99,532,973	103,327,209	0.0%	0.1%	3.8%
New Haven Civil City	4,763,457	4,929,487	5,039,673	5,232,578	3.5%	2.2%	3.8%
Woodburn Civil City	154,458	160,093	163,189	169,098	3.6%	1.9%	3.6%
Zanesville Civil Town	6,121	6,036	6,455	4,917	-1.4%	6.9%	-23.8%
Grabill Civil Town	249,310	258,092	267,872	277,806	3.5%	3.8%	3.7%
Huntertown Civil Town	204,750	365,779	269,531	373,936	78.6%	-26.3%	38.7%
Monroeville Civil Town	186,066	192,730	200,244	207,852	3.6%	3.9%	3.8%
Leo-Cedarville	362,648	377,061	379,597	392,148	4.0%	0.7%	3.3%
M.S.D. Southwest Allen County School Corp	46,593,222	47,748,562	22,673,220	24,166,122	2.5%	-52.5%	6.6%
Northwest Allen County School Corp	27,885,638	31,440,594	18,486,746	19,266,978	12.7%	-41.2%	4.2%
Fort Wayne Community School Corp	111,085,836	111,379,296	59,650,698	58,417,853	0.3%	-46.4%	-2.1%
East Allen County School Corp	36,340,246	37,720,764	18,684,319	18,802,213	3.8%	-50.5%	0.6%
Allen County Public Library	23,226,970	23,458,693	23,935,709	24,534,319	1.0%	2.0%	2.5%
Fort Wayne Public Transportation	3,412,968	4,053,858	4,590,398	4,756,981	18.8%	13.2%	3.6%
Fort Wayne-Allen County Airport Authority	3,558,113	3,693,159	6,502,534	5,769,696	3.8%	76.1%	-11.3%
Southwest Allen County Fire	965,525	1,237,536	1,206,768	1,269,769	28.2%	-2.5%	5.2%
Allen County Solid Waste	0	0	0	0			
Allen County Redevelopment Commission	187,509	92,650	92,064	0	-50.6%	-0.6%	-100.0%
Fort Wayne Redevelopment Commission	762,139	457,417	0	0	-40.0%	-100.0%	
Monroeville Redevelopment Commission	20,553	20,042	20,026	0	-2.5%	-0.1%	-100.0%

Allen County Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates						Net Tax Rate, Homesteads
				State Homestead	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
02038	Aboite Township (11)	1.8233	--	3.7370%	4.9430%	--	--	--	--	1.6650
02039	Adams Township (12)	1.9698	--	3.7370%	7.1267%	--	--	--	--	1.7558
02040	Adams Township-Transportation	2.0219	--	3.7370%	7.2316%	--	--	--	--	1.8001
02041	New Haven City Adams Twp Trans	2.7564	--	3.7370%	7.8676%	--	--	--	--	2.4365
02042	Cedar Creek Township (13)	1.6429	--	3.7370%	6.5134%	--	--	--	--	1.4745
02043	Grabill Town (40)	2.3785	--	3.7370%	8.7439%	--	--	--	--	2.0816
02044	Eel River Township (14)	2.1475	--	3.7370%	4.2151%	--	--	--	--	1.9767
02045	Jackson Township (15)	1.6320	--	3.7370%	6.4929%	--	--	--	--	1.4650
02046	Jefferson Township (16)	1.6965	--	3.7370%	6.5451%	--	--	--	--	1.5221
02047	New Haven Jefferson Twp Trans	2.7338	--	3.7370%	7.8188%	--	--	--	--	2.4179
02048	Lafayette Township (17)	1.9402	--	3.7370%	5.4600%	--	--	--	--	1.7618
02049	Lake Township (18)	2.1661	--	3.7370%	4.3339%	--	--	--	--	1.9913
02050	Madison Township (19)	1.7514	--	3.7370%	6.3067%	--	--	--	--	1.5755
02051	Marion Township (20)	1.6653	--	3.7370%	6.4204%	--	--	--	--	1.4961
02052	Maumee Township (21)	1.7454	--	3.7370%	6.3359%	--	--	--	--	1.5696
02053	Woodburn City (55)	2.3821	--	3.7370%	7.8441%	--	--	--	--	2.1062
02054	Milan Township (22)	1.6437	--	3.7370%	6.4628%	--	--	--	--	1.4760
02055	Monroe Township (23)	1.6926	--	3.7370%	6.7308%	--	--	--	--	1.5154
02056	Monroeville Town (45)	2.6529	--	3.7370%	9.3511%	--	--	--	--	2.3057
02057	Perry Township (24)	2.1439	--	3.7370%	3.9464%	--	--	--	--	1.9792
02058	Huntertown Town (42)	2.4167	--	3.7370%	4.0411%	--	--	--	--	2.2287
02059	Pleasant Township (25)	1.7618	--	3.7370%	7.1410%	--	--	--	--	1.5702
02060	Pleasant Township-Trans (47)	1.8139	--	3.7370%	7.2561%	--	--	--	--	1.6145
02061	Scipio Township (26)	1.6459	--	3.7370%	6.6472%	--	--	--	--	1.4750
02062	Springfield Township (27)	1.7174	--	3.7370%	6.1704%	--	--	--	--	1.5473
02063	St Joseph Township (28)	1.7110	--	3.7370%	6.8418%	--	--	--	--	1.5300
02064	St Joseph Township-Trans (77)	1.7631	--	3.7370%	6.9716%	--	--	--	--	1.5743
02065	Washington Township (29)	1.7209	--	3.7370%	6.8236%	--	--	--	--	1.5392
02066	Washington Township-Trans (87)	1.7730	--	3.7370%	6.9525%	--	--	--	--	1.5835
02067	Wayne Township (31)	1.8660	--	3.7370%	7.5078%	--	--	--	--	1.6562
02068	Wayne Township-Trans (30)	1.9181	--	3.7370%	7.6080%	--	--	--	--	1.7005
02069	Fort Wayne Adams Twp Ft Wayne	2.8927	--	3.7370%	9.8001%	--	--	--	--	2.5011
02070	Fort Wayne Adams Twp EACS (65)	2.9099	--	3.7370%	9.6954%	--	--	--	--	2.5190
02071	Fort Wayne Pleasant Twp (70)	2.8661	--	3.7370%	9.7634%	--	--	--	--	2.4792
02072	Fort Wayne St Joseph Twp (75)	2.8757	--	3.7370%	9.6832%	--	--	--	--	2.4898
02073	Ft Wayne Washington Twp (80)	2.8601	--	3.7370%	9.7312%	--	--	--	--	2.4749
02074	Fort Wayne Wayne Twp (91-95)	2.9703	--	3.7370%	9.9039%	--	--	--	--	2.5651
02075	Fort Wayne Aboite Twp (59)	3.0545	--	3.7370%	8.5349%	--	--	--	--	2.6797
02076	Fort Wayne Wayne Fire Dist (96)	2.7476	--	3.7370%	9.4585%	--	--	--	--	2.3850
02077	Ft Wayne Adams Twp NH-Park-EAC	2.8948	--	3.7370%	9.6742%	--	--	--	--	2.5066
02079	Zanesville Town (44)	2.1195	--	3.7370%	5.9929%	--	--	--	--	1.9133
02080	Ft Wayne Pleasant - Fire (71)	2.6434	--	3.7370%	9.2892%	--	--	--	--	2.2991
02082	Leo-Cedarville-Cedar Creek Twp	1.9638	--	3.7370%	7.4283%	--	--	--	--	1.7445
02085	New Haven St Joe	2.7222	--	3.7370%	7.8319%	--	--	--	--	2.4073
02087	Eel River Huntertown	2.4203	--	3.7370%	4.2794%	--	--	--	--	2.2263
02091	Ft Wayne Perry	3.3629	--	3.7370%	7.6535%	--	--	--	--	2.9798
02097	Ft Wayne Milan	2.8823	--	3.7370%	9.6600%	--	--	--	--	2.4962

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 *State Homestead Credit* is the HEA1001-2008 special rate, which will be eliminated after 2010.

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.

Allen County 2010 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>	9,834,495	14,049,311	274,692	446,894	24,605,392	341,617,406	7.2%
<i>TIF Total</i>	0	26,320	0	0	26,320	12,650,416	0.2%
<i>County Total</i>	9,834,495	14,075,631	274,692	446,894	24,631,711	354,267,822	7.0%
Allen County	1,748,318	2,512,570	42,369	84,808	4,388,064	68,016,841	6.5%
Aboite Township	14,385	5,311	0	248	19,944	610,412	3.3%
Adams Township	3,242	17,979	0	865	22,086	534,487	4.1%
Cedar Creek Township	4	33	0	61	98	176,629	0.1%
Eel River Township	127	235	0	10	372	13,055	2.9%
Jackson Township	0	0	0	0	0	17,226	0.0%
Jefferson Township	13	239	0	104	356	111,733	0.3%
Lafayette Township	1	0	0	0	1	5,425	0.0%
Lake Township	233	2,039	0	178	2,450	81,185	3.0%
Madison Township	0	0	0	232	232	119,768	0.2%
Marion Township	0	0	0	192	192	92,976	0.2%
Maumee Township	86	1,400	0	183	1,669	121,269	1.4%
Milan Township	0	4	0	8	11	96,800	0.0%
Monroe Township	25	620	0	86	732	48,818	1.5%
Perry Township	20,942	6,298	449	322	28,010	630,617	4.4%
Pleasant Township	0	13	0	24	37	24,041	0.2%
Scipio Township	0	0	0	0	0	11,184	0.0%
Springfield Township	0	0	0	65	65	186,710	0.0%
St. Joseph Township	16,631	26,073	0	1,118	43,821	666,579	6.6%
Washington Township	1,606	5,128	0	542	7,277	347,727	2.1%
Wayne Township	28,163	216,675	0	5,329	250,167	2,734,449	9.1%
Fort Wayne Civil City	3,677,624	5,502,693	99,964	155,222	9,435,503	103,327,209	9.1%
New Haven Civil City	79,309	206,263	0	8,952	294,524	5,232,578	5.6%
Woodburn Civil City	364	5,890	0	276	6,530	169,098	3.9%
Zanesville Civil Town	0	0	0	13	13	4,917	0.3%
Grabill Civil Town	287	4,270	0	187	4,744	277,806	1.7%
Huntertown Civil Town	7,562	8,726	0	333	16,621	373,936	4.4%
Monroeville Civil Town	489	12,182	0	678	13,349	207,852	6.4%
Leo-Cedarville	79	0	0	422	500	392,148	0.1%
M.S.D. Southwest Allen County School Corp	1,057,074	393,174	0	11,816	1,462,064	24,166,122	6.1%
Northwest Allen County School Corp	1,187,194	289,601	108,777	11,633	1,597,204	19,266,978	8.3%
Fort Wayne Community School Corp	980,913	3,049,399	0	96,302	4,126,614	58,417,853	7.1%
East Allen County School Corp	70,046	413,317	0	20,943	504,307	18,802,213	2.7%
Allen County Public Library	630,635	906,308	15,283	30,591	1,582,816	24,534,319	6.5%
Fort Wayne Public Transportation	160,457	244,795	4,256	7,175	416,682	4,756,981	8.8%
Fort Wayne-Allen County Airport Auth	148,305	213,135	3,594	7,194	372,228	5,769,696	6.5%
Southwest Allen County Fire	381	4,943	0	785	6,109	1,269,769	0.5%
Allen County Solid Waste	0	0	0	0	0	0	
Allen County Redevelopment Commission	0	0	0	0	0	0	
Fort Wayne Redevelopment Commission	0	0	0	0	0	0	
Monroeville Redevelopment Commission	0	0	0	0	0	0	
TIF - 38 Lincoln Industrial Park	0	0	0	0	0	132,425	0.0%
TIF - 041 New Haven I469	0	149	0	0	149	46,374	0.3%
TIF - 041 New Haven Adams Ctr	0	79	0	0	79	9,737	0.8%
TIF - 042 Grabill	0	0	0	0	0	4,239	0.0%
TIF - 043 Grabill	0	21	0	0	21	17,458	0.1%
TIF - 046 Bandalier	0	0	0	0	0	746	0.0%
TIF - 046 Casad	0	0	0	0	0	131,442	0.0%
TIF - 047 New Haven I469	0	180	0	0	180	173,319	0.1%
TIF - 048 Fort Wayne Assembly	0	0	0	0	0	104,493	0.0%
TIF - 048 General Motors	0	0	0	0	0	0	
TIF - 048 Vera Bradley	0	0	0	0	0	72,195	0.0%
TIF - 048 Zubrick	0	0	0	0	0	7,750	0.0%
TIF - 048 Zubrick Rd II	0	0	0	0	0	68	0.0%
TIF - 054 Uniroyal Goodrich	0	0	0	0	0	25,907	0.0%
TIF - 056 Monroeville	0	181	0	0	181	287,633	0.1%
TIF - 057 Oak Crossing	0	0	0	0	0	44,234	0.0%
TIF - 059 Bluffton Road East	0	0	0	0	0	1,508	0.0%

Allen County 2010 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			
TIF - 059 Brookwood	0	0	0	0	0	17,228	0.0%
TIF - 059 Jackson Industrial Park	0	0	0	0	0	19,952	0.0%
TIF - 059 I469 Bluffton Rd Nestle	0	0	0	0	0	348,429	0.0%
TIF - 068 Lincoln Industrial Park	0	0	0	0	0	1,483	0.0%
TIF - 071 Baer Field	0	1,105	0	0	1,105	287,774	0.4%
TIF - 072 Maysville Stellhorn	0	0	0	0	0	1,127,487	0.0%
TIF - 073 Centennial Park	0	0	0	0	0	314,320	0.0%
TIF - 073 Summit Park	0	0	0	0	0	529,854	0.0%
TIF - 073 Washington Ctr Coldwater Rd	0	0	0	0	0	104,773	0.0%
TIF - 073 Lima Rd Ley Rd	0	0	0	0	0	78,621	0.0%
TIF - 074 Baer Field	0	2,196	0	0	2,196	759,728	0.3%
TIF - 074 Civic Center	0	20,514	0	0	20,514	2,621,464	0.8%
TIF - 074 Illinois Getz	0	792	0	0	792	381,890	0.2%
TIF - 074 Jefferson Illinois	0	0	0	0	0	3,743,834	0.0%
TIF - 074 Tillman Anthony	0	14	0	0	14	683,180	0.0%
TIF - 075 Illinois Getz	0	0	0	0	0	0	
TIF - 076 Baer Field	0	64	0	0	64	160	39.9%
TIF - 076 Illinois Getz	0	0	0	0	0	17,195	0.0%
TIF - 080 Baer Field	0	1,026	0	0	1,026	553,516	0.2%

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.