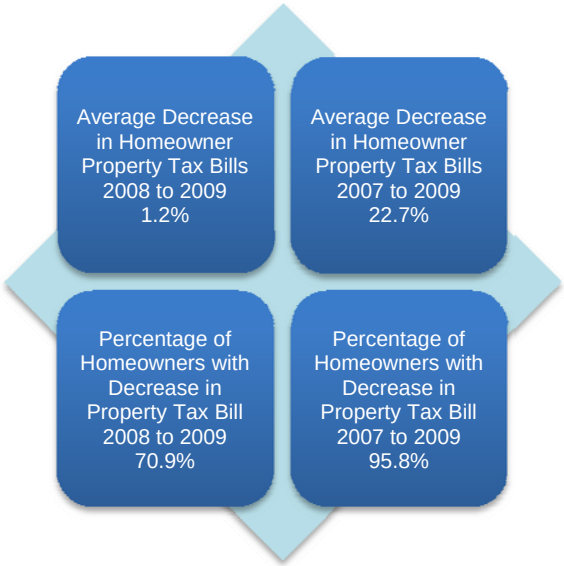
2009 ADAMS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Adams County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	386	4.7%	195	2.4%
10% to 19%	731	8.9%	45	0.5%
1% to 9%	1,243	15.2%	95	1.2%
0%	29	0.4%	6	0.1%
-1% to -9%	2,757	33.6%	406	5.0%
-10% to -19%	1,581	19.3%	1,424	17.4%
-20% to -29%	899	11.0%	3,286	40.1%
-30% to -39%	293	3.6%	1,440	17.6%
-40% to -49%	86	1.0%	832	10.1%
-50% to -59%	52	0.6%	203	2.5%
-60% to -69%	37	0.5%	90	1.1%
-70% to -79%	24	0.3%	60	0.7%
-80% to -89%	12	0.1%	23	0.3%
-90% to -99%	9	0.1%	14	0.2%
-100%	61	0.7%	81	1.0%
Total	8,200	100.0%	8,200	100.0%
Higher Tax Bill	2,360	28.8%	335	4.1%
No Change	29	0.4%	6	0.1%
Lower Tax Bill	5,811	70.9%	7,859	95.8%
Average Change in Tax Bill	-1.2%		-22.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Adams County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.9%	-30.6%
State PTRC Percentage, 2008	20.9%	20.1%
Total State Homestead Credit, 2008	39.5%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Adams County decreased by 1.2%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Adams County did not adopt a local option income tax for property tax relief, and few Adams County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Adams County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

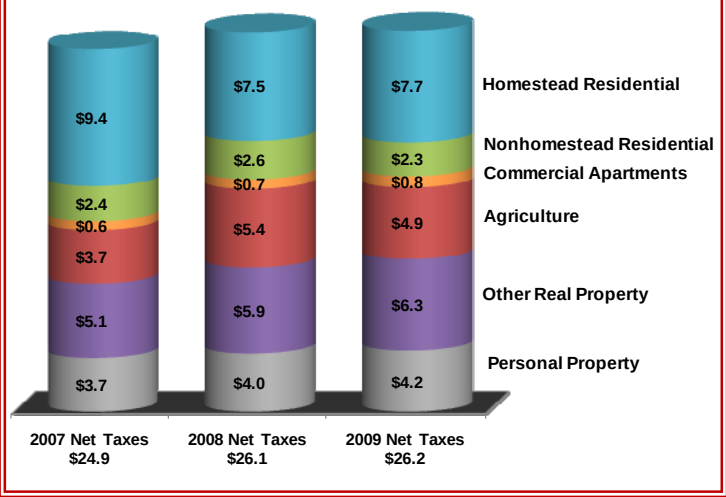
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Adams County
(In Millions)



In Adams County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 11.5% decline in average property tax bills. Average tax bills on commercial apartments increased 14.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 9.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 6.8%. Personal property, which is largely business equipment, saw a 5.0% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Adams County
$232,217

Percentage share of circuit breaker tax cap credits by cap category…

Adams County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$34,681,655***	***$39,207,884***	***$27,589,611***	***13.1%***	***-29.6%***	***1.7%***
State Unit	33,828	34,994	0	3.4%	-100.0%	
Adams County	7,117,865	8,938,031	7,300,403	25.6%	-18.3%	3.2%
Blue Creek Township	18,036	18,657	19,361	3.4%	3.8%	3.8%
French Township	19,932	20,596	21,409	3.3%	3.9%	3.9%
Hartford Township	28,721	29,774	30,932	3.7%	3.9%	3.9%
Jefferson Township	19,636	20,198	21,042	2.9%	4.2%	4.2%
Kirkland Township	26,121	27,052	27,984	3.6%	3.4%	3.4%
Monroe Township	21,650	22,201	23,069	2.5%	3.9%	3.9%
Preble Township	35,400	36,784	38,007	3.9%	3.3%	3.3%
Root Township	55,845	57,924	59,980	3.7%	3.5%	3.5%
St. Marys Township	29,666	31,041	32,265	4.6%	3.9%	3.9%
Union Township	35,569	37,127	37,260	4.4%	0.4%	0.4%
Wabash Township	46,728	48,338	50,022	3.4%	3.5%	3.5%
Washington Township	180,183	186,705	194,056	3.6%	3.9%	3.9%
Decatur Civil City	3,127,178	3,235,012	3,180,147	3.4%	-1.7%	2.8%
Berne Civil City	916,962	959,019	991,899	4.6%	3.4%	4.4%
Geneva Civil Town	407,058	422,117	443,544	3.7%	5.1%	5.1%
Monroe Civil Town	154,192	159,850	162,637	3.7%	1.7%	1.7%
Adams Central Community School Corporation	4,232,392	4,870,774	2,454,179	15.1%	-49.6%	3.3%
North Adams Community School Corporation	11,744,941	12,121,526	8,052,962	3.2%	-33.6%	11.2%
South Adams School Corporation	5,149,691	6,606,738	3,067,116	28.3%	-53.6%	-22.5%
Berne Public Library	296,456	303,052	321,133	2.2%	6.0%	6.0%
Decatur Public Library	431,160	447,229	0	3.7%	-100.0%	-100.0%
Geneva Public Library	49,261	51,152	0	3.8%	-100.0%	-100.0%
Adams Public Library System	0	0	517,982	0.0%		
Adams County Solid Waste Mgt. District	503,184	521,993	542,222	3.7%	3.9%	3.9%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Adams County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
North Blue Creek Township	41.4	38.2	-7.7%	834,435	545,062	-34.7%	2.0141	1.4261	24.44%	39.54%	7.47%	5.78%	9.18%
South Blue Creek Township	8.2	7.9	-3.8%	195,371	123,225	-36.9%	2.3819	1.5614	21.31%	37.50%	7.47%	5.78%	9.18%
North French Township	46.6	42.1	-9.7%	938,340	600,431	-36.0%	2.0133	1.4265	24.41%	39.46%	7.47%	5.78%	9.18%
South French Township	9.4	8.4	-10.9%	223,130	130,413	-41.6%	2.3811	1.5618	21.29%	37.44%	7.47%	5.78%	9.18%
Hartford Township	43.7	40.1	-8.3%	1,054,594	640,102	-39.3%	2.4125	1.5968	21.31%	37.94%	7.47%	5.78%	9.18%
Jefferson Township	40.9	38.1	-6.9%	978,098	599,158	-38.7%	2.3938	1.5746	21.36%	37.80%	7.47%	5.78%	9.18%
Kirkland Township	53.6	48.1	-10.3%	1,086,199	693,382	-36.2%	2.0270	1.4423	24.47%	39.89%	7.47%	5.78%	9.18%
North Monroe Township	77.2	68.8	-10.8%	1,537,273	964,784	-37.2%	1.9919	1.4019	24.62%	39.57%	7.47%	5.78%	9.18%
South Monroe Township	28.8	26.5	-8.0%	680,315	407,558	-40.1%	2.3597	1.5372	21.43%	37.51%	7.47%	5.78%	9.18%
Berne City-Monroe Township	65.8	58.6	-10.9%	2,145,369	1,571,929	-26.7%	3.2624	2.6837	19.33%	41.28%	7.47%	5.78%	9.18%
Monroe Town-Monroe Township	20.7	16.1	-22.2%	518,588	328,934	-36.6%	2.5113	2.0485	22.52%	42.38%	7.47%	5.78%	9.18%
Preble Township	59.0	49.4	-16.3%	1,443,380	1,006,649	-30.3%	2.4444	2.0368	20.85%	36.34%	7.47%	5.78%	9.18%
Root Township	136.9	111.9	-18.2%	3,294,271	2,232,151	-32.2%	2.4067	1.9939	20.86%	35.85%	7.47%	5.78%	9.18%
Decatur City-Root Township	167.1	141.9	-15.1%	5,458,983	4,193,991	-23.2%	3.2678	2.9563	19.38%	40.83%	7.47%	5.78%	9.18%
St. Marys Township	55.8	46.5	-16.6%	1,134,686	676,596	-40.4%	2.0321	1.4535	24.45%	39.94%	7.47%	5.78%	9.18%
Union Township	51.5	43.6	-15.3%	1,263,615	891,936	-29.4%	2.4542	2.0457	20.74%	36.19%	7.47%	5.78%	9.18%
Wabash Township	75.9	68.0	-10.4%	1,806,436	1,062,859	-41.2%	2.3803	1.5624	21.39%	37.68%	7.47%	5.78%	9.18%
Berne City-Wabash Township	73.9	55.5	-24.9%	2,418,354	1,497,107	-38.1%	3.2732	2.6976	19.32%	41.33%	7.47%	5.78%	9.18%
Geneva Town	45.5	40.6	-10.7%	1,550,618	1,137,640	-26.6%	3.4112	2.8015	19.64%	43.10%	7.47%	5.78%	9.18%
South Washington Township	62.7	53.4	-14.9%	1,278,941	778,904	-39.1%	2.0402	1.4594	24.42%	40.01%	7.47%	5.78%	9.18%
North Washington Township	30.6	24.7	-19.4%	748,124	502,044	-32.9%	2.4457	2.0353	20.85%	36.35%	7.47%	5.78%	9.18%
Decatur City-Washington Township	262.9	230.7	-12.2%	8,676,664	6,914,903	-20.3%	3.3006	2.9974	19.40%	41.11%	7.47%	5.78%	9.18%
Monroe Town-Washington Twp	9.8	8.7	-11.4%	251,072	182,852	-27.2%	2.5519	2.0970	22.42%	42.62%	7.47%	5.78%	9.18%
County Totals/Averages	**1,467.7**	**1,267.7**	**-13.6%**	**39,516,856**	**27,682,610**	**-29.9%**	**2.6890**	**2.1829**	**20.90%**	**39.47%**	**7.47%**	**5.78%**	**9.18%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Adams County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Adams County	7,300,403	0	44,655	0	1,123	45,778
Blue Creek Township	19,361	0	0	0	0	0
French Township	21,409	0	0	0	0	0
Hartford Township	30,932	0	0	0	0	0
Jefferson Township	21,042	0	0	0	0	0
Kirkland Township	27,984	0	0	0	0	0
Monroe Township	23,069	0	34	0	1	35
Preble Township	38,007	0	0	0	5	5
Root Township	59,980	0	328	0	13	341
St. Marys Township	32,265	0	0	0	1	1
Union Township	37,260	0	0	0	0	0
Wabash Township	50,022	0	252	0	6	258
Washington Township	194,056	0	2,290	0	40	2,329
Decatur Civil City	3,180,147	0	52,726	0	1,104	53,830
Berne Civil City	991,899	0	8,167	0	170	8,337
Geneva Civil Town	443,544	0	7,145	0	193	7,337
Monroe Civil Town	162,637	0	0	0	65	65
Adams Central Community School Corporation	2,454,179	0	0	0	87	87
North Adams Community School Corporation	8,052,962	0	82,611	0	1,962	84,572
South Adams School Corporation	3,067,116	0	14,065	0	328	14,393
Berne Public Library	321,133	0	2,644	0	55	2,699
Decatur Public Library	0	0	0	0	0	0
Geneva Public Library	0	0	0	0	0	0
Adams Public Library System	517,982	0	8,565	0	184	8,749
Adams County Solid Waste Management	542,222	0	3,317	0	83	3,400
Total - All Taxing Units	**27,589,611**	**0**	**226,798**	**0**	**5,419**	**232,217**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

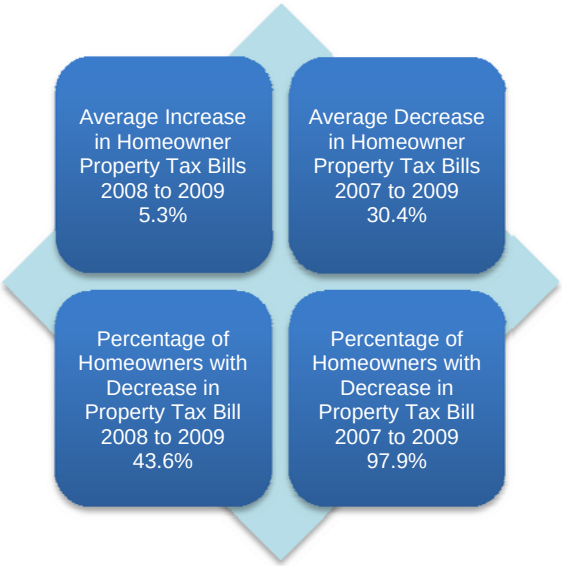
2009 ALLEN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Allen County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	22,385	26.5%	499	0.6%
10% to 19%	10,646	12.6%	287	0.3%
1% to 9%	14,253	16.9%	630	0.7%
0%	396	0.5%	379	0.4%
-1% to -9%	16,758	19.8%	2,103	2.5%
-10% to -19%	8,987	10.6%	9,757	11.5%
-20% to -29%	3,506	4.1%	25,650	30.3%
-30% to -39%	1,508	1.8%	22,029	26.0%
-40% to -49%	1,238	1.5%	12,354	14.6%
-50% to -59%	1,174	1.4%	4,210	5.0%
-60% to -69%	848	1.0%	1,955	2.3%
-70% to -79%	704	0.8%	1,625	1.9%
-80% to -89%	421	0.5%	1,072	1.3%
-90% to -99%	209	0.2%	472	0.6%
-100%	1538	1.8%	1549	1.8%
Total	84,571	100.0%	84,571	100.0%
Higher Tax Bill	47,284	55.9%	1,416	1.7%
No Change	396	0.5%	379	0.4%
Lower Tax Bill	36,891	43.6%	82,776	97.9%
Average Change in Tax Bill	5.3%		-30.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Allen County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.5%	-30.6%
State PTRC Percentage, 2008	19.0%	20.1%
Total State Homestead Credit, 2008	41.0%	39.5%
Total State Homestead Credit, 2009	7.0%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Allen County increased by 5.3%. Allen County taxpayers saw a higher-than-average state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. The loss of this added tax relief increased homestead tax bills by an amount higher than the state average. Allen County did not adopt a local option income tax for property tax relief, and few Allen County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Allen County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

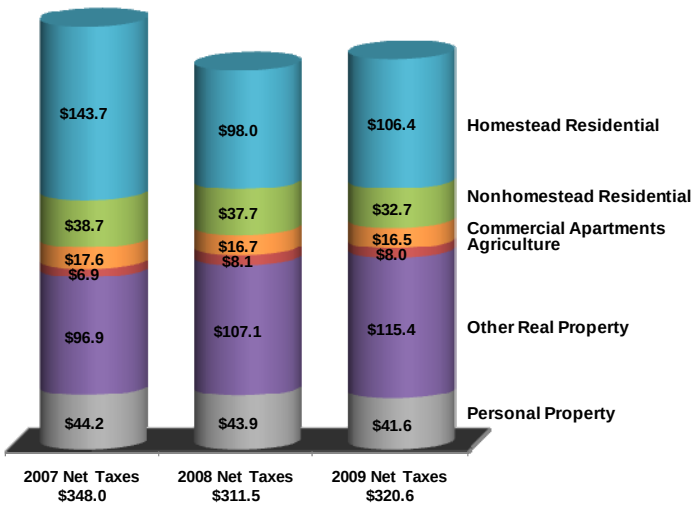
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Allen County
(In Millions)



In Allen County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.3% decline in average property tax bills. Average tax bills on commercial apartments decreased 1.2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1.2% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 7.7%. Personal property, which is largely business equipment, saw a 5.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Allen County
$4.758.881

Percentage share of circuit breaker tax cap credits by cap category…

Allen County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$450,690,557***	***$468,758,513***	***$330,401,193***	***4.0%***	***-29.5%***	***0.8%***
State Unit	366,501	380,411	0	3.8%	-100.0%	
Allen County	84,554,808	95,007,706	61,581,259	12.4%	-35.2%	-3.4%
Aboite Township	906,388	580,448	737,982	-36.0%	27.1%	27.1%
Adams Township	468,618	496,127	515,148	5.9%	3.8%	3.8%
Cedar Creek Township	178,544	186,206	215,734	4.3%	15.9%	15.9%
Eel River Township	11,657	12,116	12,667	3.9%	4.5%	4.5%
Jackson Township	15,321	16,343	16,716	6.7%	2.3%	2.3%
Jefferson Township	91,230	107,513	107,648	17.8%	0.1%	0.1%
Lafayette Township	5,732	5,794	5,709	1.1%	-1.5%	-1.5%
Lake Township	84,247	79,751	78,731	-5.3%	-1.3%	-1.3%
Madison Township	66,359	61,641	55,022	-7.1%	-10.7%	-10.7%
Marion Township	91,538	96,267	89,706	5.2%	-6.8%	-6.8%
Maumee Township	99,182	93,935	72,587	-5.3%	-22.7%	-22.7%
Milan Township	94,732	98,071	95,378	3.5%	-2.7%	-2.7%
Monroe Township	45,050	46,484	47,173	3.2%	1.5%	1.5%
Perry Township	487,695	584,608	607,693	19.9%	3.9%	3.9%
Pleasant Township	21,606	22,292	23,154	3.2%	3.9%	3.9%
Scipio Township	9,901	10,365	10,775	4.7%	4.0%	4.0%
Springfield Township	133,049	121,440	173,684	-8.7%	43.0%	43.0%
St. Joseph Township	745,747	478,971	635,593	-35.8%	32.7%	32.7%
Washington Township	309,605	315,171	334,233	1.8%	6.0%	6.0%
Wayne Township	2,496,607	2,924,737	3,282,585	17.1%	12.2%	12.2%
Fort Wayne Civil City	99,440,911	99,440,267	99,532,973	0.0%	0.1%	7.5%
New Haven Civil City	4,763,457	4,929,487	5,039,673	3.5%	2.2%	3.4%
Woodburn Civil City	154,458	160,093	163,189	3.6%	1.9%	1.9%
Zanesville Civil Town	6,121	6,036	6,455	-1.4%	6.9%	6.9%
Grabill Civil Town	249,310	258,092	267,872	3.5%	3.8%	3.8%
Huntertown Civil Town	204,750	365,779	269,531	78.6%	-26.3%	-26.3%
Monroeville Civil Town	186,066	192,730	200,244	3.6%	3.9%	3.9%
Leo-Cedarville	362,648	377,061	379,597	4.0%	0.7%	0.7%
M.S.D. Southwest Allen County School Corp	46,593,222	47,748,562	22,673,220	2.5%	-52.5%	-9.9%
Northwest Allen County School Corporation	27,885,638	31,440,594	18,486,746	12.7%	-41.2%	4.4%
Fort Wayne Community School Corporation	111,085,836	111,379,296	59,650,698	0.3%	-46.4%	-5.2%
East Allen County School Corporation	36,340,246	37,720,764	18,684,319	3.8%	-50.5%	-6.8%
Allen County Public Library	23,226,970	23,458,693	23,935,709	1.0%	2.0%	2.0%
Fort Wayne Public Transportation	3,412,968	4,053,858	4,590,398	18.8%	13.2%	13.2%
Fort Wayne-Allen County Airport Authority	3,558,113	3,693,159	6,502,534	3.8%	76.1%	76.1%
Southwest Allen County Fire	965,525	1,237,536	1,206,768	28.2%	-2.5%	-2.5%
Allen County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%
Allen County Redevelopment Commission	187,509	92,650	92,064	-50.6%	-0.6%	-0.6%
Fort Wayne Redevelopment Commission	762,139	457,417	0	-40.0%	-100.0%	-100.0%
Monroeville Redevelopment Commission	20,553	20,042	20,026	-2.5%	-0.1%	-0.1%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Allen County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Aboite Township (11)	954.4	801.7	-16.0%	23,062,530	13,666,460	-40.7%	2.4164	1.7047	17.86%	34.45%	6.99%	5.17%	4.97%
Adams Township (12)	71.5	62.2	-12.9%	1,767,717	1,168,838	-33.9%	2.4738	1.8790	20.19%	39.23%	6.99%	7.01%	7.00%
Adams Township-Transportation	28.3	26.5	-6.1%	709,601	511,785	-27.9%	2.5113	1.9282	20.10%	39.42%	6.99%	7.09%	7.11%
New Haven City Adams Twp Trans	495.7	404.1	-18.5%	15,200,416	10,593,049	-30.3%	3.0662	2.6216	18.51%	40.43%	6.99%	7.48%	7.79%
Cedar Creek Township (13)	458.2	361.0	-21.2%	10,093,753	5,673,701	-43.8%	2.2030	1.5717	21.21%	38.30%	6.99%	6.65%	6.34%
Grabill Town (40)	41.5	36.0	-13.3%	1,163,304	818,834	-29.6%	2.8027	2.2761	20.13%	42.41%	6.99%	8.24%	8.62%
Eel River Township (14)	157.5	123.6	-21.5%	3,874,921	2,522,028	-34.9%	2.4603	2.0408	17.91%	34.46%	6.99%	5.17%	4.38%
Jackson Township (15)	45.5	44.5	-2.2%	1,000,569	691,414	-30.9%	2.2000	1.5552	21.25%	38.35%	6.99%	6.67%	6.36%
Jefferson Township (16)	113.6	99.7	-12.2%	2,559,212	1,612,483	-37.0%	2.2535	1.6180	20.94%	38.34%	6.99%	6.67%	6.41%
New Haven Jefferson Twp Trans	48.6	48.1	-0.9%	1,480,964	1,251,400	-15.5%	3.0502	2.6004	18.52%	40.34%	6.99%	7.44%	7.74%
Lafayette Township (17)	365.8	297.6	-18.6%	9,214,433	5,385,062	-41.6%	2.5193	1.8092	17.72%	35.32%	6.99%	5.50%	5.53%
Lake Township (18)	115.9	92.2	-20.5%	2,882,930	1,901,092	-34.1%	2.4866	2.0621	17.84%	34.58%	6.99%	5.22%	4.49%
Madison Township (19)	87.0	73.9	-15.1%	1,944,167	1,175,848	-39.5%	2.2353	1.5921	21.08%	38.44%	6.99%	6.71%	6.49%
Marion Township (20)	170.1	129.3	-24.0%	3,779,147	2,051,552	-45.7%	2.2211	1.5870	21.04%	38.12%	6.99%	6.58%	6.28%
Maumee Township (21)	61.9	50.6	-18.3%	1,399,377	813,887	-41.8%	2.2604	1.6100	20.83%	38.14%	6.99%	6.59%	6.45%
Woodburn City (55)	36.1	28.0	-22.5%	979,038	614,078	-37.3%	2.7086	2.1927	19.65%	40.31%	6.99%	7.43%	7.89%
Milan Township (22)	219.4	197.5	-10.0%	4,846,844	3,092,314	-36.2%	2.2088	1.5659	21.16%	38.24%	6.99%	6.63%	6.32%
Monroe Township (23)	43.5	37.5	-13.9%	976,947	605,035	-38.1%	2.2456	1.6148	21.12%	38.69%	6.99%	6.80%	6.61%
Monroeville Town (45)	27.9	21.7	-22.2%	823,429	553,522	-32.8%	2.9514	2.5500	20.00%	43.50%	6.99%	8.66%	9.36%
Perry Township (24)	1109.0	718.9	-35.2%	27,254,639	14,645,230	-46.3%	2.4576	2.0373	17.72%	33.97%	6.99%	4.98%	4.10%
Huntertown Town (42)	156.2	120.6	-22.8%	4,148,200	2,687,812	-35.2%	2.6553	2.2285	16.80%	33.75%	6.99%	4.90%	4.29%
Pleasant Township (25)	131.3	103.2	-21.4%	3,005,060	1,756,669	-41.5%	2.2883	1.7028	20.62%	39.68%	6.99%	7.19%	7.06%
Pleasant Township-Trans (47)	5.5	5.2	-5.7%	129,048	91,688	-28.9%	2.3258	1.7520	20.51%	39.88%	6.99%	7.26%	7.18%
Scipio Township (26)	23.9	21.0	-12.2%	527,283	328,910	-37.6%	2.2075	1.5690	21.31%	38.62%	6.99%	6.78%	6.52%
Springfield Township (27)	181.6	150.1	-17.4%	4,053,060	2,451,844	-39.5%	2.2313	1.6333	20.91%	37.94%	6.99%	6.52%	6.05%
St. Joseph Township (28)	192.2	162.2	-15.6%	4,160,141	2,674,543	-35.7%	2.1648	1.6490	20.88%	38.52%	6.99%	6.74%	6.75%
St. Joseph Township-Trans (77)	6.8	7.2	6.0%	148,946	121,771	-18.2%	2.2023	1.6982	20.76%	38.76%	6.99%	6.83%	6.87%
Washington Township (29)	96.4	78.3	-18.7%	2,150,398	1,294,000	-39.8%	2.2305	1.6519	20.76%	39.13%	6.99%	6.97%	6.67%
Washington Township-Trans (87)	55.0	43.7	-20.6%	1,248,155	743,436	-40.4%	2.2680	1.7011	20.65%	39.35%	6.99%	7.06%	6.80%
Wayne Township (31)	22.9	22.4	-2.1%	544,136	408,298	-25.0%	2.3798	1.8247	20.37%	40.16%	6.99%	7.37%	7.33%
Wayne Township-Trans (30)	73.4	61.7	-15.9%	1,773,604	1,156,534	-34.8%	2.4173	1.8739	20.27%	40.35%	6.99%	7.44%	7.43%
Fort Wayne Adams Twp Ft Wayne	20.3	19.8	-2.6%	649,167	546,140	-15.9%	3.1936	2.7591	19.52%	44.98%	6.99%	9.23%	9.71%
Fort Wayne Adams Twp EACS (65)	298.0	254.8	-14.5%	9,622,484	7,015,865	-27.1%	3.2289	2.7533	19.68%	44.54%	6.99%	9.06%	9.59%
Fort Wayne Pleasant Twp (70)	31.6	24.4	-22.7%	1,002,841	668,212	-33.4%	3.1736	2.7346	19.54%	44.90%	6.99%	9.20%	9.67%
Fort Wayne St. Joseph Twp (75)	2379.5	1927.5	-19.0%	75,676,726	52,887,409	-30.1%	3.1803	2.7438	19.45%	44.72%	6.99%	9.13%	9.59%
Ft Wayne Washington Twp (80)	2456.2	2286.9	-6.9%	77,855,886	62,428,975	-19.8%	3.1698	2.7298	19.52%	44.82%	6.99%	9.17%	9.64%
Fort Wayne Wayne Twp (91-95)	2691.4	2233.1	-17.0%	87,876,966	63,789,625	-27.4%	3.2651	2.8565	19.39%	45.10%	6.99%	9.28%	9.73%
Fort Wayne Aboite Twp (59)	1694.9	1293.6	-23.7%	57,804,572	36,949,207	-36.1%	3.4105	2.8563	17.45%	41.22%	6.99%	7.78%	8.57%
Fort Wayne Wayne Fire Dist (96	128.4	125.2	-2.5%	3,951,363	3,318,560	-16.0%	3.0783	2.6513	19.41%	43.99%	6.99%	8.85%	9.28%
Ft Wayne Adams Twp Nh-Park-EACS	125.0	111.3	-10.9%	4,041,300	3,060,044	-24.3%	3.2335	2.7486	19.67%	44.56%	6.99%	9.07%	9.58%
Zanesville Town (44)	3.8	2.9	-23.3%	101,118	58,979	-41.7%	2.6802	2.0370	17.46%	36.23%	6.99%	5.86%	6.26%
Ft Wayne Pleasant - Fire (71)	48.4	52.4	8.3%	1,444,923	1,325,345	-8.3%	2.9868	2.5294	19.57%	43.75%	6.99%	8.76%	9.19%
Leo-Cedarville-Cedar Creek Twp	154.8	111.1	-28.2%	3,734,245	2,080,453	-44.3%	2.4127	1.8733	20.54%	39.40%	6.99%	7.08%	7.25%
New Haven St.Joe	27.1	21.3	-21.5%	791,987	555,839	-29.8%	2.9205	2.6121	18.32%	40.01%	6.99%	7.31%	7.77%
Eel River Huntertown	29.1	20.4	-30.0%	773,481	454,372	-41.3%	2.6580	2.2320	16.97%	34.20%	6.99%	5.07%	4.55%
Ft.Wayne Perry	355.9	365.6	2.7%	12,300,335	11,629,967	-5.4%	3.4558	3.1807	17.39%	40.90%	6.99%	7.66%	7.72%
Ft.Wayne Milan	0.0	0.0	7.6%	590	540	-8.4%	3.2043	2.7281	20.48%	44.30%	6.99%	8.97%	9.80%
County Totals/Averages	**16,041.0**	**13,280.3**	**-17.2%**	**474,529,953**	**329,832,649**	**-30.5%**	**2.9574**	**2.4847**	**19.00%**	**40.96%**	**6.99%**	**7.68%**	**7.94%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Allen County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Allen County	61,581,259	2,030	748,877	0	32,832	783,739
Aboite Township	737,982	23	2,230	0	74	2,328
Adams Township	515,148	0	4,229	0	233	4,462
Cedar Creek Township	215,734	0	0	0	17	17
Eel River Township	12,667	0	0	0	2	2
Jackson Township	16,716	0	0	0	2	2
Jefferson Township	107,648	0	15	0	12	28
Lafayette Township	5,709	0	0	0	0	0
Lake Township	78,731	0	0	0	0	0
Madison Township	55,022	0	0	0	0	0
Marion Township	89,706	0	0	0	5	5
Maumee Township	72,587	0	0	0	9	9
Milan Township	95,378	0	0	0	7	7
Monroe Township	47,173	0	46	0	25	71
Perry Township	607,693	16	351	0	20	387
Pleasant Township	23,154	0	3	0	0	3
Scipio Township	10,775	0	0	0	0	0
Springfield Township	173,684	0	0	0	2	2
St. Joseph Township	635,593	0	7,042	0	653	7,696
Washington Township	334,233	0	1,336	0	183	1,519
Wayne Township	3,282,585	11	108,148	0	2,132	110,292
Fort Wayne Civil City	99,532,973	5,048	1,826,332	0	74,702	1,906,082
New Haven Civil City	5,039,673	0	28,887	0	2,892	31,779
Woodburn Civil City	163,189	0	0	0	56	56
Zanesville Civil Town	6,455	0	0	0	0	0
Grabill Civil Town	267,872	0	0	0	115	115
Huntertown Civil Town	269,531	0	0	0	0	0
Monroeville Civil Town	200,244	0	848	0	304	1,152
Leo-Cedarville	379,597	0	0	0	32	32
M.S.D. Southwest Allen County School Corporation	22,673,220	1,141	109,706	0	3,598	114,446
Northwest Allen County School Corporation	18,486,746	3,779	85,325	0	2,368	91,472
Fort Wayne Community School Corporation	59,650,698	71	1,082,154	0	48,400	1,130,625
East Allen County School Corporation	18,684,319	0	95,466	0	5,299	100,764
Allen County Public Library	23,935,709	789	291,073	0	12,761	304,623
Fort Wayne Public Transportation	4,590,398	216	79,513	0	3,368	83,096
Fort Wayne-Allen County Airport Authority	6,502,534	214	79,010	0	3,464	82,688
Southwest Allen County Fire	1,206,768	0	1,047	0	193	1,240
Ft. Wayne Redevelopment Commission	0	0	0	0	0	0
New Haven Park	0	0	0	0	0	0
Allen County Solid Waste	0	0	0	0	0	0
Allen County Redevelopment Commission	92,064	0	54	0	11	65
Fort Wayne Redevelopment Commission	0	0	0	0	0	0
Monroeville Redevelopment Commission	20,026	0	57	0	21	78
Total - All Taxing Units	**330,401,193**	**13,338**	**4,551,749**	**0**	**193,793**	**4,758,881**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Text totals for the circuit breaker show credits by tax cap category. The above table shows credits by property type. Some parcels have property in more than one tax cap category.

Numbers may not total due to rounding.

2009 Bartholomew County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Bartholomew County

	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	8,143	46.8%	507	2.9%
10% to 19%	1,624	9.3%	215	1.2%
1% to 9%	2,981	17.1%	468	2.7%
0%	44	0.3%	40	0.2%
-1% to -9%	2,267	13.0%	949	5.4%
-10% to -19%	1,031	5.9%	3,322	19.1%
-20% to -29%	487	2.8%	4,604	26.4%
-30% to -39%	168	1.0%	3,251	18.7%
-40% to -49%	114	0.7%	2,524	14.5%
-50% to -59%	111	0.6%	740	4.2%
-60% to -69%	106	0.6%	219	1.3%
-70% to -79%	61	0.4%	189	1.1%
-80% to -89%	47	0.3%	117	0.7%
-90% to -99%	33	0.2%	69	0.4%
-100%	196	1.1%	199	1.1%
Total	17,413	100.0%	17,413	100.0%
Higher Tax Bill	12,748	73.2%	1,190	6.8%
No Change	44	0.3%	40	0.2%
Lower Tax Bill	4,621	26.5%	16,183	92.9%
Average Change in Tax Bill	22.2%		-24.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Bartholomew County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-9.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-25.9%	-30.6%
State PTRC Percentage, 2008	22.4%	20.1%
Total State Homestead Credit, 2008	48.0%	39.5%
Total State Homestead Credit, 2009	6.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Bartholomew County increased by 22.2%. Bartholomew County taxing units increased their levies more than the state average, so the levy eliminations caused a smaller reduction in tax rates. Bartholomew County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. The loss of this added tax relief added to homestead tax bills. Bartholomew County

2009 Property Tax Changes:

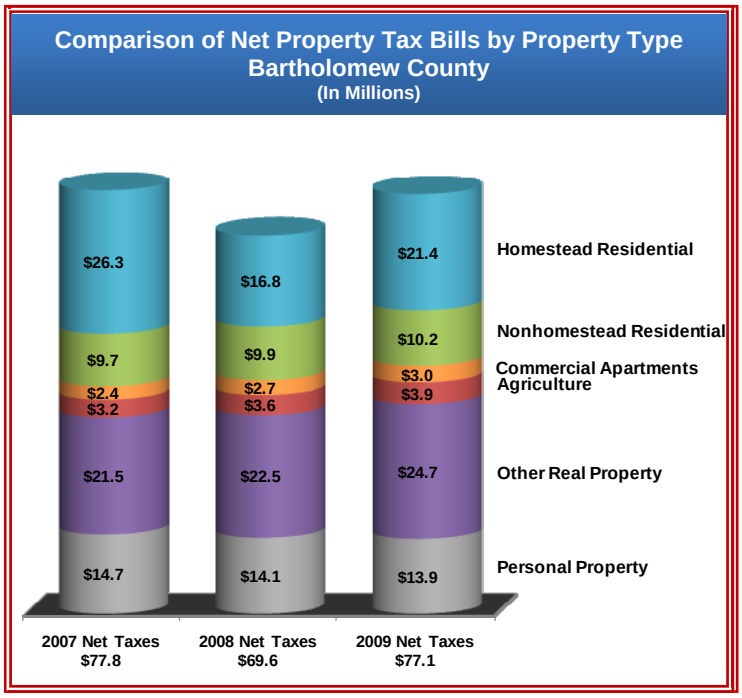
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

did not adopt a local option income tax for property tax relief, and few Bartholomew County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Bartholomew County, as they were in most Indiana counties.

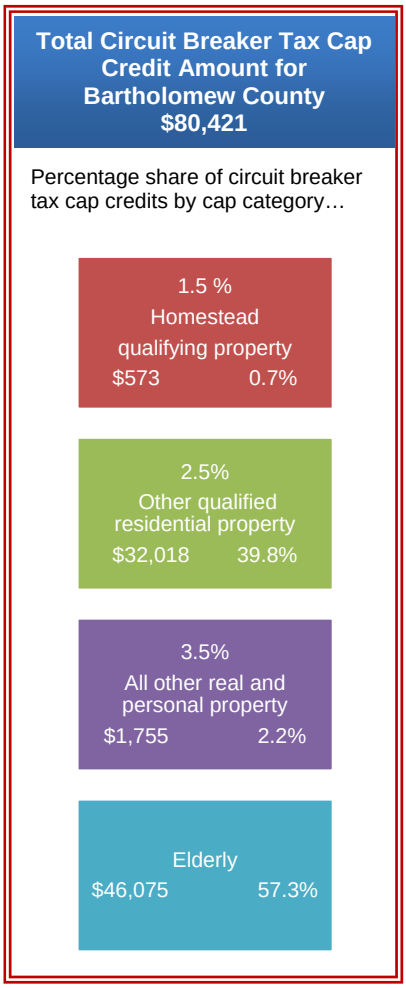


In Bartholomew County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3.0% increase in average property tax bills. Average tax bills on commercial apartments increased 11.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 8.3% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 9.8%. Personal property, which is largely business equipment, saw a 1.4% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Bartholomew County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$99,913,949***	***$100,897,922***	***$74,712,408***	***1.0%***	***-26.0%***	***5.5%***
State Unit	96,561	101,931	0	5.6%	-100.0%	
Bartholomew County	19,159,243	17,566,012	14,546,234	-8.3%	-17.2%	6.9%
Clay Township	148,463	74,039	70,821	-50.1%	-4.3%	-4.3%
Clifty Township	25,525	26,841	29,182	5.2%	8.7%	8.7%
Columbus Township	722,874	768,640	809,101	6.3%	5.3%	5.3%
Flatrock Township	32,714	34,494	49,183	5.4%	42.6%	42.6%
German Township	108,268	109,011	126,569	0.7%	16.1%	16.1%
Harrison Township	145,250	235,526	112,616	62.2%	-52.2%	-52.2%
Hawcreek Township	95,203	101,393	108,791	6.5%	7.3%	7.3%
Jackson Township	15,375	42,208	34,830	174.5%	-17.5%	-17.5%
Ohio Township	78,188	54,125	36,531	-30.8%	-32.5%	-32.5%
Rockcreek Township	25,420	26,791	27,582	5.4%	3.0%	3.0%
Sandcreek Township	34,853	36,289	37,881	4.1%	4.4%	4.4%
Wayne Township	161,015	128,043	125,981	-20.5%	-1.6%	-1.6%
Columbus Civil City	22,586,776	23,632,089	23,863,130	4.6%	1.0%	6.2%
Clifford Civil Town	8,813	9,633	10,568	9.3%	9.7%	9.7%
Elizabethtown Civil Town	6,619	7,025	8,507	6.1%	21.1%	21.1%
Hartsville Civil Town	16,991	16,753	16,750	-1.4%	0.0%	0.0%
Hope Civil Town	209,612	227,435	238,777	8.5%	5.0%	5.0%
Jonesville Civil Town	6,347	6,328	6,790	-0.3%	7.3%	7.3%
Edinburgh Civil Town	696,610	656,467	842,954	-5.8%	28.4%	28.4%
Bartholomew Consolidated School Corporation	50,143,137	51,333,825	27,416,778	2.4%	-46.6%	-1.2%
Flatrock-Hawcreek School Corporation	2,326,090	2,563,503	2,867,219	10.2%	11.8%	109.6%
Edinburgh Community School Corporation	116,900	99,834	54,362	-14.6%	-45.5%	4.0%
Bartholomew County Public Library	1,785,330	1,835,818	2,000,170	2.8%	9.0%	9.0%
Edinburgh-Wright-Hageman Public Library	55,348	52,904	64,342	-4.4%	21.6%	21.6%
Bartholomew County Solid Waste Mgt. District	1,106,424	1,150,965	1,206,759	4.0%	4.8%	4.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Bartholomew County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clay Township	107.6	88.1	-18.1%	1,965,271	1,140,149	-42.0%	1.8261	1.2935	24.06%	44.22%	6.86%	0.00%	0.00%
Columbus City-Clay Township	29.2	21.0	-28.1%	771,193	461,691	-40.1%	2.6422	2.2007	21.74%	49.77%	6.86%	0.00%	0.00%
Clifty Township	54.2	48.1	-11.3%	981,751	614,511	-37.4%	1.8113	1.2782	24.37%	44.73%	6.86%	0.00%	0.00%
Columbus Township	175.0	157.9	-9.8%	3,324,958	2,162,646	-35.0%	1.8999	1.3693	23.77%	44.95%	6.86%	0.00%	0.00%
Columbus City-Columbus Township	2379.8	2146.7	-9.8%	63,073,440	47,380,895	-24.9%	2.6504	2.2072	21.67%	49.68%	6.86%	0.00%	0.00%
Flatrock Township	71.4	60.2	-15.6%	1,262,137	1,306,425	3.5%	1.7684	2.1687	25.77%	46.65%	6.86%	0.00%	0.00%
Columbus City-Flatrock Township	1.2	0.3	-72.9%	30,215	9,650	-68.1%	2.6083	3.0776	22.57%	51.05%	6.86%	0.00%	0.00%
Clifford Town	4.6	3.9	-14.9%	89,658	92,937	3.7%	1.9674	2.3957	25.01%	48.76%	6.86%	0.00%	0.00%
German Township	246.7	241.9	-2.0%	4,448,095	3,061,967	-31.2%	1.8028	1.2658	24.22%	44.16%	6.86%	0.00%	0.00%
Edinburgh Town	6.5	5.1	-20.8%	268,930	187,638	-30.2%	4.1393	3.6472	22.06%	51.95%	6.86%	0.00%	0.00%
Harrison Township	271.3	222.7	-17.9%	5,005,432	2,813,036	-43.8%	1.8452	1.2631	23.68%	43.59%	6.86%	0.00%	0.00%
Hawcreek Township	81.4	70.8	-13.0%	1,488,719	1,572,018	5.6%	1.8279	2.2196	25.33%	46.79%	6.86%	0.00%	0.00%
Hartsville Town	8.6	6.1	-30.0%	168,441	145,848	-13.4%	1.9496	2.4107	25.08%	48.61%	6.86%	0.00%	0.00%
Hope Town	48.9	41.8	-14.5%	1,091,684	1,134,697	3.9%	2.2335	2.7147	23.76%	49.70%	6.86%	0.00%	0.00%
Jackson Township	46.4	40.1	-13.7%	860,568	522,923	-39.2%	1.8532	1.3054	23.70%	43.82%	6.86%	0.00%	0.00%
Ohio Township	152.3	136.7	-10.3%	2,735,990	1,698,731	-37.9%	1.7960	1.2430	24.22%	44.00%	6.86%	0.00%	0.00%
Rockcreek Township	69.3	60.2	-13.2%	1,247,314	759,892	-39.1%	1.7994	1.2628	24.31%	44.32%	6.86%	0.00%	0.00%
Sandcreek Township	78.2	68.5	-12.4%	1,412,048	870,108	-38.4%	1.8058	1.2701	24.27%	44.34%	6.86%	0.00%	0.00%
Elizabethtown Town	7.0	6.9	-1.2%	131,647	94,421	-28.3%	1.8835	1.3678	24.18%	45.73%	6.86%	0.00%	0.00%
Wayne Township	124.1	103.7	-16.4%	2,283,192	1,343,283	-41.2%	1.8395	1.2953	23.78%	43.76%	6.86%	0.00%	0.00%
Columbus City-Wayne Township	339.2	347.4	2.4%	8,944,024	7,617,817	-14.8%	2.6369	2.1931	21.70%	49.63%	6.86%	0.00%	0.00%
Jonesville Town	4.4	3.4	-24.0%	85,406	48,569	-43.1%	1.9197	1.4371	24.05%	46.10%	6.86%	0.00%	0.00%
Edinburgh Town-Barth. School	31.5	39.2	24.3%	1,159,213	1,294,595	11.7%	3.6765	3.3036	20.25%	53.03%	6.86%	0.00%	0.00%
Columbus City-Harrison Township	62.5	48.2	-22.8%	1,652,247	1,061,518	-35.8%	2.6430	2.2009	21.70%	49.68%	6.86%	0.00%	0.00%
County Totals/Averages	**4,401.4**	**3,968.8**	**-9.8%**	**104,481,573**	**77,395,966**	**-25.9%**	**2.3757**	**1.9502**	**22.41%**	**47.97%**	**6.86%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Bartholomew County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Bartholomew County	14,546,234	99	3,417	183	9,086	12,785
Clay Township	70,821	0	0	0	62	62
Clifty Township	29,182	0	0	0	7	7
Columbus Township	809,101	7	0	0	462	470
Flatrock Township	49,183	0	0	0	167	167
German Township	126,569	0	182	10	3	195
Harrison Township	112,616	0	0	0	29	29
Hawcreek Township	108,791	0	0	0	382	382
Jackson Township	34,830	0	0	0	6	6
Ohio Township	36,531	0	0	0	3	3
Rockcreek Township	27,582	0	0	0	6	6
Sandcreek Township	37,881	0	0	0	8	8
Wayne Township	125,981	0	0	0	3	3
Columbus Civil City	23,863,130	250	0	0	14,335	14,585
Clifford Civil Town	10,568	0	0	0	0	0
Elizabethtown Civil Town	8,507	0	0	0	0	0
Hartsville Civil Town	16,750	0	0	0	136	136
Hope Civil Town	238,777	0	0	0	1,249	1,249
Jonesville Civil Town	6,790	0	0	0	0	0
Edinburgh Civil Town	842,954	0	17,738	948	0	18,686
Bartholomew Consolidated School Corporation	27,416,778	195	1,776	0	12,918	14,890
Flatrock-Hawcreek School Corporation	2,867,219	0	0	0	5,195	5,195
Edinburgh Community School Corporation	54,362	0	7,267	527	0	7,794
Bartholomew County Public Library	2,000,170	14	0	0	1,264	1,277
Edinburgh-Wright-Hageman Public Library	64,342	0	1,354	72	0	1,426
Bartholomew County Solid Waste Management	1,206,759	8	283	15	754	1,061
Total - All Taxing Units	**74,712,408**	**573**	**32,018**	**1,755**	**46,075**	**80,421**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

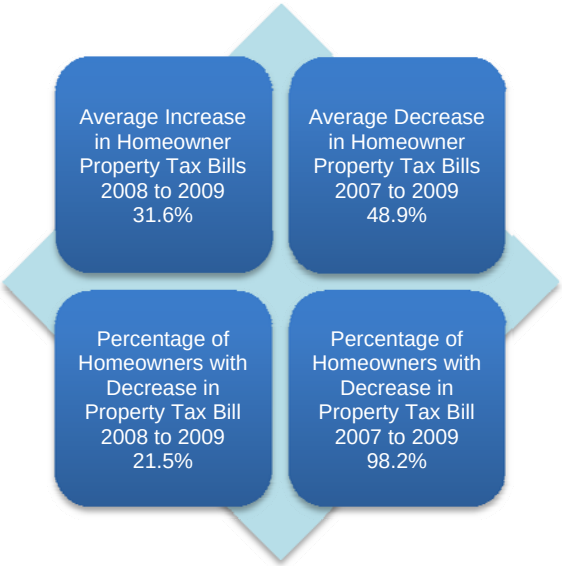
2009 BENTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Benton County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,437	63.9%	20	0.9%
10% to 19%	189	8.4%	2	0.1%
1% to 9%	112	5.0%	2	0.1%
0%	29	1.3%	16	0.7%
-1% to -9%	101	4.5%	15	0.7%
-10% to -19%	55	2.4%	13	0.6%
-20% to -29%	48	2.1%	52	2.3%
-30% to -39%	59	2.6%	402	17.9%
-40% to -49%	37	1.6%	652	29.0%
-50% to -59%	26	1.2%	582	25.9%
-60% to -69%	25	1.1%	185	8.2%
-70% to -79%	19	0.8%	94	4.2%
-80% to -89%	16	0.7%	78	3.5%
-90% to -99%	15	0.7%	43	1.9%
-100%	82	3.6%	94	4.2%
Total	2,250	100.0%	2,250	100.0%
Higher Tax Bill	1,738	77.2%	24	1.1%
No Change	29	1.3%	16	0.7%
Lower Tax Bill	483	21.5%	2,210	98.2%
Average Change in Tax Bill	31.6%		-48.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Benton County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-3.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-28.9%	-30.6%
State PTRC Percentage, 2008	25.2%	20.1%
Total State Homestead Credit, 2008	61.4%	39.5%
Total State Homestead Credit, 2009	9.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Benton County increased by 31.6%. Benton County taxing units increased their levies more than the state average, so the levy eliminations caused a smaller reduction in tax rates. Benton County taxpayers saw a very high state homestead credit rate in 2008, which dropped to a rate closer to the state average in 2009. The loss of this added tax relief added to homestead tax bills. Benton County

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The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

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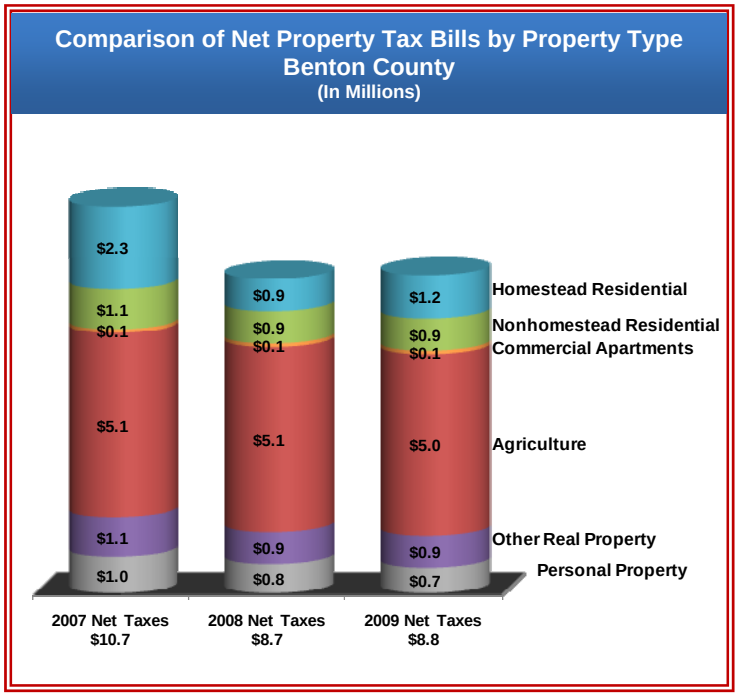


In Benton County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 6.6% increase in average property tax bills. Average tax bills on commercial apartments increased 1.8%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.6% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 1.4%. Personal property, which is largely business equipment, saw a 4.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Benton County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$14,707,240***	***$15,110,052***	***$10,738,546***	***2.7%***	***-28.9%***	***6.3%***
State Unit	12,576	14,243	0	13.3%	-100.0%	
Benton County	3,110,391	3,212,933	2,677,789	3.3%	-16.7%	2.6%
Bolivar Township	24,757	24,949	25,757	0.8%	3.2%	3.2%
Center Township	53,462	53,789	55,658	0.6%	3.5%	3.5%
Gilboa Township	12,282	11,458	12,792	-6.7%	11.6%	11.6%
Grant Township	17,137	17,921	18,751	4.6%	4.6%	4.6%
Hickory Grove Township	47,855	50,052	51,183	4.6%	2.3%	2.3%
Oak Grove Township	31,502	31,248	32,050	-0.8%	2.6%	2.6%
Parish Grove Township	16,231	16,894	17,554	4.1%	3.9%	3.9%
Pine Township	16,334	16,730	16,911	2.4%	1.1%	1.1%
Richland Township	25,675	26,920	28,175	4.8%	4.7%	4.7%
Union Township	10,669	10,904	11,383	2.2%	4.4%	4.4%
York Township	12,931	13,506	13,433	4.4%	-0.5%	-0.5%
Ambia Civil Town	22,047	22,603	23,480	2.5%	3.9%	3.9%
Boswell Civil Town	185,545	194,258	199,417	4.7%	2.7%	2.7%
Earl Park Civil Town	50,729	52,999	54,304	4.5%	2.5%	2.5%
Fowler Civil Town	815,423	829,670	846,400	1.7%	2.0%	2.0%
Otterbein Civil Town	141,778	144,630	142,983	2.0%	-1.1%	-1.1%
Oxford Civil Town	237,444	245,195	251,157	3.3%	2.4%	2.4%
Benton Community School Corporation	8,233,630	8,360,591	5,134,281	1.5%	-38.6%	11.5%
South Newton School Corporation	411,093	499,966	230,449	21.6%	-53.9%	-16.7%
Tri County School Corporation	632,070	773,798	350,451	22.4%	-54.7%	-2.6%
Boswell Public Library	137,159	101,403	111,649	-26.1%	10.1%	10.1%
Earl Park Public Library	27,141	26,117	26,840	-3.8%	2.8%	2.8%
Otterbein Public Library	152,382	86,002	124,844	-43.6%	45.2%	45.2%
Oxford Public Library	92,938	96,427	98,711	3.8%	2.4%	2.4%
Benton County Public Library	166,938	165,346	172,400	-1.0%	4.3%	4.3%
York Township Public Library	9,121	9,500	9,744	4.2%	2.6%	2.6%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

Notes: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Benton County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bolivar Township	48.9	49.8	1.8%	1,130,235	859,854	-23.9%	2.3128	1.7279	25.40%	57.46%	9.39%	12.94%	21.08%
Otterbein (Bolivar)	20.6	16.2	-21.2%	615,580	418,987	-31.9%	2.9883	2.5825	23.80%	61.77%	9.39%	10.02%	16.55%
Center Township	61.9	63.3	2.1%	1,404,400	1,026,193	-26.9%	2.2676	1.6221	26.01%	58.39%	9.39%	19.35%	31.62%
Fowler (Center)	59.3	47.0	-20.7%	2,141,374	1,582,617	-26.1%	3.6089	3.3653	22.85%	64.21%	9.39%	10.19%	16.75%
Gilboa Township	42.8	43.2	1.0%	1,039,911	588,148	-43.4%	2.4312	1.3609	28.69%	55.85%	9.39%	15.04%	27.38%
Grant Township	38.8	40.0	3.3%	916,504	696,890	-24.0%	2.3649	1.7412	25.11%	57.50%	9.39%	13.68%	22.77%
Boswell (Grant)	18.0	14.3	-20.8%	614,444	443,339	-27.8%	3.4148	3.1104	22.81%	62.71%	9.39%	10.03%	16.87%
Hickory Grove Township	30.7	31.8	3.7%	722,573	542,468	-24.9%	2.3531	1.7039	25.70%	58.97%	9.39%	15.07%	28.48%
Ambia (Hickory Grove)	2.5	2.0	-19.6%	80,394	56,498	-29.7%	3.1684	2.7693	23.97%	63.94%	9.39%	9.54%	15.76%
Oak Grove Township	47.2	45.9	-2.6%	1,103,686	784,332	-28.9%	2.3393	1.7075	25.75%	58.89%	9.39%	15.60%	27.39%
Oxford (Oak Grove)	22.8	18.3	-20.1%	771,120	555,932	-27.9%	3.3764	3.0462	23.38%	64.00%	9.39%	10.22%	16.92%
Parish Grove Township	49.3	50.3	2.1%	1,098,477	795,918	-27.5%	2.2302	1.5824	26.25%	58.36%	9.39%	15.74%	28.32%
Pine Township	40.5	39.6	-2.2%	906,263	629,840	-30.5%	2.2372	1.5902	26.10%	58.09%	9.39%	12.67%	21.51%
Richland Township	35.3	36.0	1.9%	804,317	587,162	-27.0%	2.2780	1.6315	26.06%	58.71%	9.39%	14.62%	26.18%
Earl Park (Richland)	7.1	5.8	-19.1%	212,514	146,159	-31.2%	2.9725	2.5272	24.34%	63.12%	9.39%	9.96%	16.53%
Union Township	39.1	39.7	1.5%	869,051	625,189	-28.1%	2.2238	1.5762	26.26%	58.28%	9.39%	15.01%	26.41%
York Township	28.6	31.5	10.2%	678,583	400,579	-41.0%	2.3714	1.2703	25.48%	55.71%	9.39%	16.26%	34.69%
County Totals/Averages	**593.4**	**574.7**	**-3.2%**	**15,109,425**	**10,740,105**	**-28.9%**	**2.5461**	**1.8688**	**25.23%**	**61.41%**	**9.39%**	**11.97%**	**20.13%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Benton County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Benton County	2,677,789	8	8,507	0	138	8,653
Bolivar Township	25,757	0	0	0	0	0
Center Township	55,658	0	263	0	3	266
Gilboa Township	12,792	0	0	0	0	0
Grant Township	18,751	0	25	0	1	25
Hickory Grove Township	51,183	0	0	0	0	0
Oak Grove Township	32,050	0	38	0	1	39
Parish Grove Township	17,554	0	0	0	0	0
Pine Township	16,911	0	0	0	0	0
Richland Township	28,175	0	0	0	0	0
Union Township	11,383	0	0	0	0	0
York Township	13,433	0	0	0	0	0
Ambia Civil Town	23,480	0	0	0	0	0
Boswell Civil Town	199,417	0	2,766	0	57	2,823
Earl Park Civil Town	54,304	0	0	0	0	0
Fowler Civil Town	846,400	32	26,310	0	347	26,689
Otterbein Civil Town	142,983	0	0	0	20	20
Oxford Civil Town	251,157	0	2,289	0	55	2,344
Benton Community School Corporation	5,134,281	18	18,752	0	304	19,074
South Newton School Corporation	230,449	0	0	0	0	0
Tri County School Corporation	350,451	0	0	0	0	0
Boswell Public Library	111,649	0	407	0	8	415
Earl Park Public Library	26,840	0	0	0	0	0
Otterbein Public Library	124,844	0	0	0	4	4
Oxford Public Library	98,711	0	256	0	6	262
Benton County Public Library	172,400	1	795	0	10	806
York Township Public Library	9,744	0	0	0	0	0
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Total - All Taxing Units	**10,738,546**	**59**	**60,407**	**0**	**955**	**61,420**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

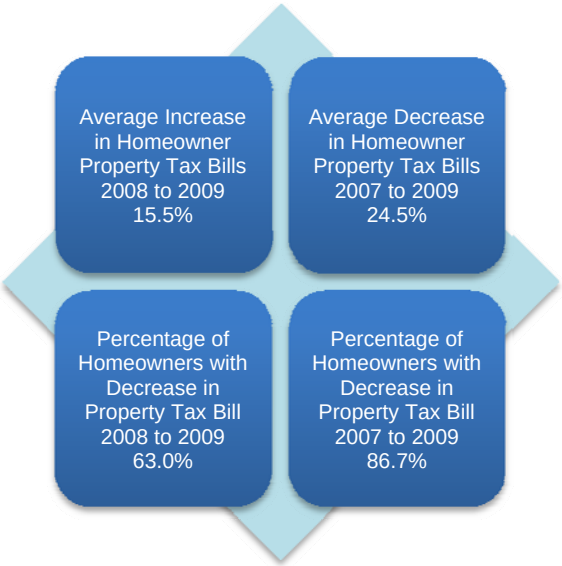
2009 BLACKFORD COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Blackford County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	848	19.3%	390	8.9%
10% to 19%	277	6.3%	36	0.8%
1% to 9%	414	9.4%	83	1.9%
0%	84	1.9%	73	1.7%
-1% to -9%	779	17.8%	175	4.0%
-10% to -19%	593	13.5%	289	6.6%
-20% to -29%	546	12.5%	475	10.8%
-30% to -39%	236	5.4%	739	16.9%
-40% to -49%	90	2.1%	881	20.1%
-50% to -59%	65	1.5%	516	11.8%
-60% to -69%	41	0.9%	210	4.8%
-70% to -79%	34	0.8%	86	2.0%
-80% to -89%	35	0.8%	55	1.3%
-90% to -99%	37	0.8%	58	1.3%
-100%	306	7.0%	319	7.3%
Total	4,385	100.0%	4,385	100.0%
Higher Tax Bill	1,539	35.1%	509	11.6%
No Change	84	1.9%	73	1.7%
Lower Tax Bill	2,762	63.0%	3,803	86.7%
Average Change in Tax Bill	15.5%		-24.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Blackford County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-25.7%	-30.6%
State PTRC Percentage, 2008	20.2%	20.1%
Total State Homestead Credit, 2008	44.8%	39.5%
Total State Homestead Credit, 2009	8.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Blackford County increased by 15.5%. The eliminated levies were a small share of the total levy in Blackford County in 2008, so the tax levy did not decrease as much as the state average, and tax rates fell less. Blackford County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate closer to the state average in 2009. The loss of this added tax relief added to homestead tax bills.

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

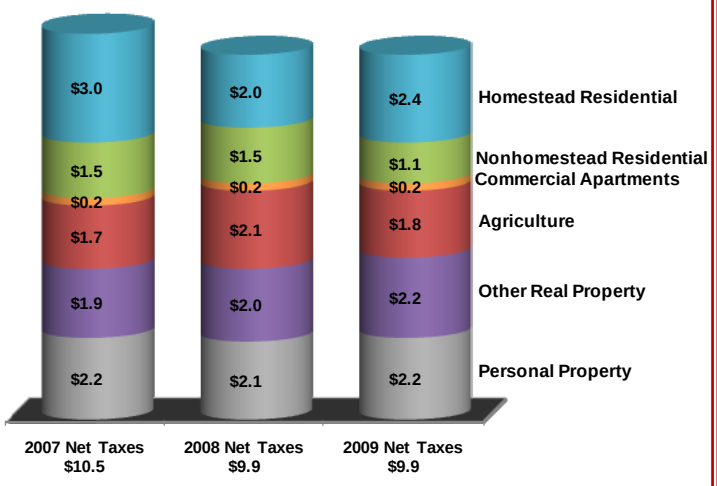
State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Blackford County did not adopt a local option income tax for property tax relief, and few Blackford County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Blackford County, as they were in most Indiana counties.

Comparison of Net Property Tax Bills by Property Type
Blackford County
(In Millions)



In Blackford County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 26.7% decline in average property tax bills. Average tax bills on commercial apartments did not change significantly. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 14.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 10.0%. Personal property, which is largely business equipment, saw a 4.8% increase in average tax bills.

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Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Blackford County
$454,011

Percentage share of circuit breaker tax cap credits by cap category…

Blackford County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$13,711,190***	***$14,285,781***	***$10,461,692***	***4.2%***	***-26.8%***	***-2.7%***
State Unit	10,090	10,694	0	6.0%	-100.0%	
Blackford County	2,943,779	3,478,256	3,067,341	18.2%	-11.8%	-6.3%
Harrison Township	50,569	55,659	58,351	10.1%	4.8%	4.8%
Jackson Township	27,504	61,078	53,646	122.1%	-12.2%	-12.2%
Licking Township	169,477	174,493	181,455	3.0%	4.0%	4.0%
Washington Township	23,589	36,932	29,630	56.6%	-19.8%	-19.8%
Hartford City Civil City	1,937,075	1,825,724	1,839,880	-5.7%	0.8%	5.0%
Dunkirk Civil City	20,093	19,488	14,414	-3.0%	-26.0%	-25.1%
Montpelier Civil City	402,169	419,076	421,724	4.2%	0.6%	1.5%
Shamrock Lakes Civil Town	27,738	28,698	22,928	3.5%	-20.1%	-20.1%
Blackford County School Corporation	7,750,560	7,795,708	4,415,438	0.6%	-43.4%	-3.3%
Jay County School Corporation	24,314	22,440	12,288	-7.7%	-45.2%	-1.6%
Hartford City Public Library	251,118	279,976	267,556	11.5%	-4.4%	-4.4%
Montpelier Public Library	70,596	75,177	75,128	6.5%	-0.1%	-0.1%
Dunkirk Public Library	2,519	2,382	1,913	-5.4%	-19.7%	-19.7%
Blackford County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%

Notes: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Blackford County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Harrison Township	47.1	41.7	-11.5%	1,265,809	900,145	-28.9%	2.6891	2.1599	21.09%	42.42%	8.87%	5.89%	10.48%
Montpelier City	53.5	45.4	-15.2%	1,839,105	1,387,555	-24.6%	3.4368	3.0561	19.73%	45.42%	8.87%	5.89%	10.48%
Jackson Township	57.2	52.6	-8.2%	1,512,983	1,095,034	-27.6%	2.6428	2.0830	20.73%	40.96%	8.87%	5.89%	10.48%
Dunkirk City (Shadyside)	1.5	1.0	-29.1%	55,114	36,747	-33.3%	3.7828	3.5591	20.97%	50.56%	8.87%	5.89%	10.48%
Licking Township	61.0	53.1	-13.0%	1,606,876	1,114,525	-30.6%	2.6339	2.0995	21.13%	41.88%	8.87%	5.89%	10.48%
Hartford City	173.2	144.5	-16.6%	6,617,214	5,116,726	-22.7%	3.8195	3.5418	19.46%	47.04%	8.87%	5.89%	10.48%
Shamrock Lakes Town	7.1	4.9	-31.5%	213,845	123,836	-42.1%	3.0060	2.5410	20.76%	44.75%	8.87%	5.89%	10.48%
Washington Township	45.4	41.7	-8.1%	1,189,895	856,382	-28.0%	2.6195	2.0523	20.99%	41.36%	8.87%	5.89%	10.48%
County Totals/Averages	**446.1**	**384.8**	**-13.7%**	**14,300,841**	**10,630,949**	**-25.7%**	**3.2061**	**2.7637**	**20.17%**	**44.80%**	**8.87%**	**5.89%**	**10.48%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Blackford County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Blackford County	3,067,341	796	97,486	4,813	3,676	106,771
Harrison Township	58,351	0	803	0	47	851
Jackson Township	53,646	0	77	1	115	193
Licking Township	181,455	80	8,198	479	197	8,954
Washington Township	29,630	0	0	0	42	42
Hartford City Civil City	1,839,880	1,270	130,725	7,653	1,902	141,550
Dunkirk Civil City	14,414	0	2,228	28	0	2,257
Montpelier Civil City	421,724	0	16,435	0	82	16,517
Shamrock Lakes Civil Town	22,928	0	60	0	225	286
Blackford County School Corporation	4,415,438	1,149	138,827	6,925	5,307	152,207
Jay County School Corporation	12,288	0	1,899	24	0	1,923
Hartford City Public Library	267,556	185	19,008	1,113	277	20,582
Montpelier Public Library	75,128	0	1,529	0	49	1,578
Dunkirk Public Library	1,913	0	296	4	0	299
Mideast Indiana Solid Waste Management	0	0	0	0	0	0
Blackford County Solid Waste	0	0	0	0	0	0
Hartford City Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**10,461,692**	**3,479**	**417,572**	**21,040**	**11,920**	**454,011**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

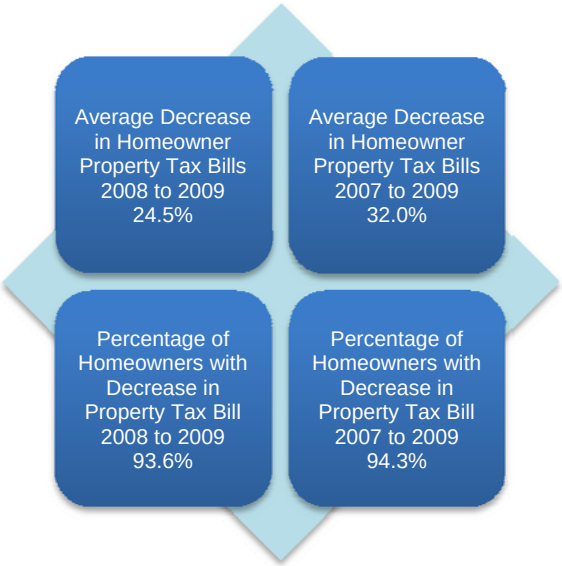
2009 Boone County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Boone County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	540	3.9%	526	3.8%
10% to 19%	107	0.8%	90	0.6%
1% to 9%	219	1.6%	159	1.1%
0%	20	0.1%	20	0.1%
-1% to -9%	1,891	13.6%	390	2.8%
-10% to -19%	3,699	26.5%	1,204	8.6%
-20% to -29%	2,704	19.4%	3,374	24.2%
-30% to -39%	4,153	29.8%	4,757	34.1%
-40% to -49%	280	2.0%	2,688	19.3%
-50% to -59%	81	0.6%	397	2.8%
-60% to -69%	76	0.5%	94	0.7%
-70% to -79%	49	0.4%	87	0.6%
-80% to -89%	47	0.3%	65	0.5%
-90% to -99%	25	0.2%	37	0.3%
-100%	60	0.4%	63	0.5%
Total	13,951	100.0%	13,951	100.0%
Higher Tax Bill	866	6.2%	775	5.6%
No Change	20	0.1%	20	0.1%
Lower Tax Bill	13,065	93.6%	13,156	94.3%
Average Change in Tax Bill	-24.5%		-32.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Boone County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.7%	-30.6%
State PTRC Percentage, 2008	16.0%	20.1%
Total State Homestead Credit, 2008	17.0%	39.5%
Total State Homestead Credit, 2009	6.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Boone County decreased by 24.5%. Boone County taxpayers saw a low state property tax replacement credit rate and a low homestead credit rate in 2008. The elimination of PTRC and the reduction of the homestead credit rate had less effect on Boone County taxpayers. Boone County did not adopt a local option income tax for property tax relief, and few elderly Boone County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Boone County, as they were in most Indiana counties.

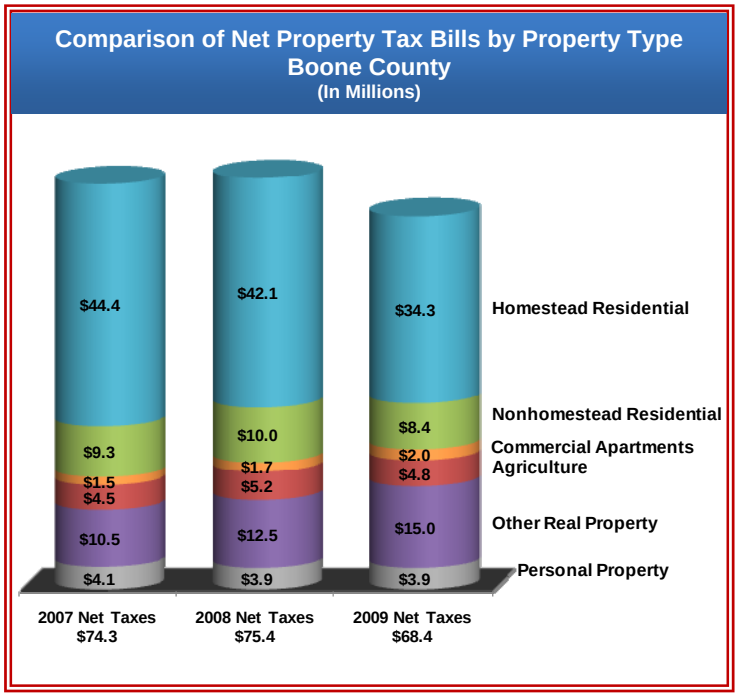
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.



In Boone County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 16.0% decline in average property tax bills. Average tax bills on commercial apartments increased 17.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 20.0%. Personal property, which is largely business equipment, saw no significant change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Boone County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$85,818,368***	***$93,479,518***	***$64,899,215***	***8.9%***	***-30.6%***	***4.5%***
State Unit	93,351	103,344	0	10.7%	-100.0%	
Boone County	9,128,985	8,810,017	7,433,881	-3.5%	-15.6%	2.6%
Center Township	432,395	694,118	623,601	60.5%	-10.2%	-10.2%
Clinton Township	12,957	13,382	13,942	3.3%	4.2%	4.2%
Eagle Township	20,269	20,651	20,480	1.9%	-0.8%	-0.8%
Harrison Township	9,014	9,298	9,651	3.2%	3.8%	3.8%
Jackson Township	33,180	33,819	35,508	1.9%	5.0%	5.0%
Jefferson Township	16,267	16,550	17,397	1.7%	5.1%	5.1%
Marion Township	12,832	13,219	13,762	3.0%	4.1%	4.1%
Perry Township	43,317	45,368	44,812	4.7%	-1.2%	-1.2%
Sugar Creek Township	55,607	57,693	58,865	3.8%	2.0%	2.0%
Union Township	67,064	384,768	154,959	473.7%	-59.7%	-59.7%
Washington Township	11,945	11,841	12,726	-0.9%	7.5%	7.5%
Worth Township	117,370	395,804	464,185	237.2%	17.3%	17.3%
Lebanon Civil City	3,346,018	3,243,870	3,451,794	-3.1%	6.4%	13.5%
Advance Civil Town	82,437	85,372	88,176	3.6%	3.3%	3.3%
Jamestown Civil Town	90,433	99,586	81,420	10.1%	-18.2%	-18.2%
Thorntown Civil Town	143,084	149,671	153,449	4.6%	2.5%	2.5%
Ulen Civil Town	32,383	32,981	33,824	1.8%	2.6%	2.6%
Whitestown Civil Town	293,339	358,802	1,147,225	22.3%	219.7%	219.7%
Zionsville Civil Town	7,588,735	7,323,983	7,712,052	-3.5%	5.3%	5.3%
Western Boone County School Corporation	7,015,206	7,631,443	4,336,659	8.8%	-43.2%	3.6%
Zionsville Community School Corporation	36,062,871	41,790,297	22,811,276	15.9%	-45.4%	-4.7%
Lebanon Community School Corporation	17,148,797	18,163,165	12,476,740	5.9%	-31.3%	16.8%
Sheridan Community Schools	1,260,087	1,414,766	914,340	12.3%	-35.4%	28.5%
Lebanon Public Library	1,053,234	952,040	1,171,686	-9.6%	23.1%	23.1%
Thorntown Public Library	356,326	349,781	305,679	-1.8%	-12.6%	-12.6%
Hussey - Mayfield Memorial Library	1,243,999	1,203,354	1,238,162	-3.3%	2.9%	2.9%
Boone County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%
City Of Lebanon Redevelopment	0	0	0	0.0%	0.0%	0.0%
Zionsville Redevelopment Commission	46,866	70,535	72,964	50.5%	3.4%	3.4%
Boone County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Notes: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Boone County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	202.2	165.5	-18.1%	4,290,160	3,025,559	-29.5%	2.1218	1.8277	19.61%	21.35%	6.12%	0.00%	0.00%
Lebanon City	720.4	647.2	-10.2%	16,822,954	13,717,429	-18.5%	2.3352	2.1194	19.47%	23.98%	6.12%	0.00%	0.00%
Ulen Town	12.3	8.8	-28.8%	264,378	172,564	-34.7%	2.1493	1.9691	20.39%	23.70%	6.12%	0.00%	0.00%
Clinton Township	69.3	62.1	-10.5%	1,069,944	681,286	-36.3%	1.5439	1.0978	26.02%	26.04%	6.12%	0.00%	0.00%
Eagle Township	830.8	601.0	-27.7%	17,507,508	9,877,603	-43.6%	2.1072	1.6435	13.90%	15.77%	6.12%	0.00%	0.00%
Zionsville Town	1392.4	1075.3	-22.8%	33,823,057	22,567,237	-33.3%	2.4291	2.0986	11.80%	14.16%	6.12%	0.00%	0.00%
Harrison Township	59.2	51.7	-12.5%	911,029	566,038	-37.9%	1.5402	1.0939	26.04%	25.99%	6.12%	0.00%	0.00%
Jackson Township	102.8	91.1	-11.4%	1,597,675	1,011,424	-36.7%	1.5536	1.1102	25.91%	26.06%	6.12%	0.00%	0.00%
Advance Town	10.7	8.2	-23.5%	251,200	179,306	-28.6%	2.3540	2.1978	21.04%	28.67%	6.12%	0.00%	0.00%
Jamestown Town	28.7	21.3	-25.6%	541,354	313,243	-42.1%	1.8895	1.4697	23.21%	27.06%	6.12%	0.00%	0.00%
Jefferson Township	108.9	93.8	-13.8%	1,797,638	1,132,531	-37.0%	1.6511	1.2069	24.93%	26.17%	6.12%	0.00%	0.00%
Marion Township	110.4	101.2	-8.3%	1,683,920	1,139,710	-32.3%	1.5248	1.1260	28.42%	27.68%	6.12%	0.00%	0.00%
Perry Township	124.7	85.9	-31.2%	2,228,054	1,247,935	-44.0%	1.7863	1.4533	22.13%	21.45%	6.12%	0.00%	0.00%
Sugar Creek Township	65.0	59.3	-8.8%	1,114,155	756,642	-32.1%	1.7133	1.2756	24.35%	26.21%	6.12%	0.00%	0.00%
Thorntown Town	44.7	35.5	-20.7%	892,602	584,521	-34.5%	1.9949	1.6477	23.10%	28.74%	6.12%	0.00%	0.00%
Union Township	268.7	224.3	-16.5%	5,681,964	3,445,359	-39.4%	2.1145	1.5359	13.94%	15.94%	6.12%	0.00%	0.00%
Washington Township	101.4	86.5	-14.8%	1,671,272	1,040,044	-37.8%	1.6475	1.2030	24.97%	26.18%	6.12%	0.00%	0.00%
Worth Township	71.2	57.4	-19.5%	1,467,339	1,045,325	-28.8%	2.0603	1.8223	19.06%	19.06%	6.12%	0.00%	0.00%
Whitestown Town	59.3	57.8	-2.4%	1,511,031	1,404,844	-7.0%	2.5494	2.4296	15.96%	18.00%	6.12%	0.00%	0.00%
Whitestown - Perry	10.7	10.0	-6.5%	268,370	238,078	-11.3%	2.5153	2.3857	16.15%	18.09%	6.12%	0.00%	0.00%
Whitestown - Eagle	0.0	53.3		0	1,239,510		0.0000	2.3251	0.00%	0.00%	6.12%	0.00%	0.00%
Whitestown - Perry #2	0.0	32.8		0	689,679		0.0000	2.1030	0.00%	0.00%	6.12%	0.00%	0.00%
County Totals/Averages	**4,393.9**	**3,630.0**	**-17.4%**	**95,395,603**	**66,075,868**	**-30.7%**	**2.1709**	**1.8229**	**16.00%**	**17.05%**	**6.12%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Boone County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Boone County	7,433,881	0	0	0	355	355
Center Township	623,601	0	0	0	0	0
Clinton Township	13,942	0	0	0	0	0
Eagle Township	20,480	0	0	0	0	0
Harrison Township	9,651	0	0	0	0	0
Jackson Township	35,508	0	0	0	0	0
Jefferson Township	17,397	0	0	0	0	0
Marion Township	13,762	0	0	0	0	0
Perry Township	44,812	0	0	0	6	6
Sugar Creek Township	58,865	0	0	0	0	0
Union Township	154,959	0	0	0	0	0
Washington Township	12,726	0	0	0	0	0
Worth Township	464,185	0	0	0	163	163
Lebanon Civil City	3,451,794	0	0	0	7	7
Advance Civil Town	88,176	0	0	0	0	0
Jamestown Civil Town	81,420	0	0	0	0	0
Thorntown Civil Town	153,449	0	0	0	0	0
Ulen Civil Town	33,824	0	0	0	0	0
Whitestown Civil Town	1,147,225	0	0	0	1,005	1,005
Zionsville Civil Town	7,712,052	0	0	0	74	74
Western Boone County School Corporation	4,336,659	0	0	0	0	0
Zionsville Community School Corporation	22,811,276	0	0	0	252	252
Lebanon Community School Corporation	12,476,740	0	0	0	1,776	1,776
Sheridan Community Schools	914,340	0	0	0	0	0
Lebanon Public Library	1,171,686	0	0	0	2	2
Thorntown Public Library	305,679	0	0	0	0	0
Hussey - Mayfield Memorial Library	1,238,162	0	0	0	14	14
Boone County Solid Waste Management District	0	0	0	0	0	0
City of Lebanon Redevelopment	0	0	0	0	0	0
Zionsville Redevelopment Commission	72,964	0	0	0	1	1
Boone County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**64,899,215**	**0**	**0**	**0**	**3,655**	**3,655**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

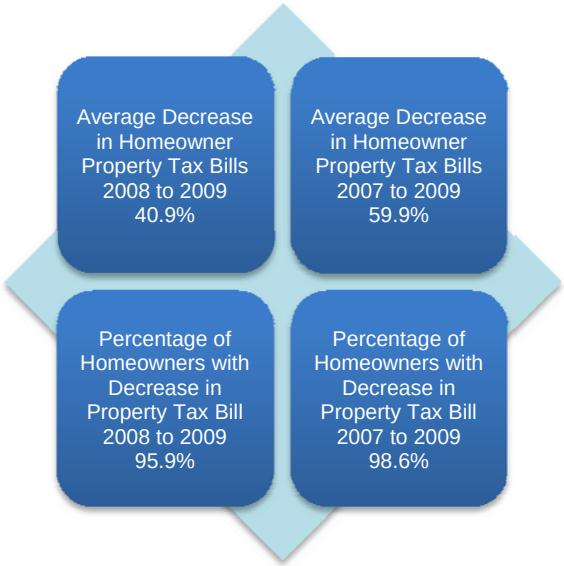
2009 BROWN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency February 2010

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Brown County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	107	2.8%	37	1.0%
10% to 19%	12	0.3%	5	0.1%
1% to 9%	20	0.5%	12	0.3%
0%	20	0.5%	0	0.0%
-1% to -9%	22	0.6%	24	0.6%
-10% to -19%	29	0.8%	49	1.3%
-20% to -29%	62	1.6%	130	3.4%
-30% to -39%	740	19.2%	232	6.0%
-40% to -49%	2,310	59.9%	379	9.8%
-50% to -59%	372	9.6%	593	15.4%
-60% to -69%	89	2.3%	816	21.2%
-70% to -79%	31	0.8%	1,250	32.4%
-80% to -89%	13	0.3%	279	7.2%
-90% to -99%	10	0.3%	25	0.6%
-100%	20	0.5%	26	0.7%
Total	3,857	100.0%	3,857	100.0%
Higher Tax Bill	139	3.6%	54	1.4%
No Change	20	0.5%	0	0.0%
Lower Tax Bill	3,698	95.9%	3,803	98.6%
Average Change in Tax Bill	-40.9%		-59.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.6% statewide in 2008, and this rate fell to 7.1% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 88 counties reporting.)

Factors Affecting Homeowner Tax Bills	Brown County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-42.5%	-30.5%
State PTRC Percentage, 2008	21.9%	20.1%
Total State Homestead Credit, 2008	37.7%	39.6%
Total State Homestead Credit, 2009	7.0%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 88 counties available February 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Brown County decreased by 40.9%. Brown County local governments reduced their levies in 2009, which added to the tax rate decrease caused by the elimination of the school general fund and county welfare levies. Brown County also adopted a local option income tax for property tax relief in 2008. Virtually no Brown County homeowners were eligible for the circuit

2009 Property Tax Changes:

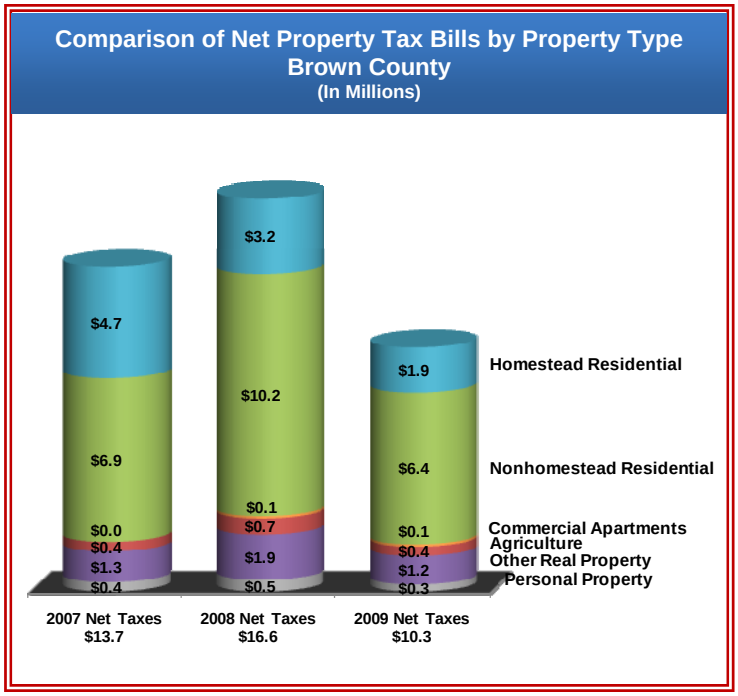
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Brown County, as they were in most Indiana counties.



In Brown County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 37.3% decline in average property tax bills. Average tax bills on commercial apartments did not change significantly. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 42.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 36.8%. Personal property, which is largely business equipment, saw a 40.0% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Brown County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$18,863,071***	***$21,155,418***	***$11,955,145***	***11.7%***	***-41.4%***	***-15.7%***
State Unit	32,020	32,881	0	2.7%	-100.0%	
Brown County	5,459,429	6,111,733	3,619,191	11.9%	-40.8%	-34.8%
Hamblen Township	42,352	41,949	41,042	-1.0%	-2.2%	-2.2%
Jackson Township	47,737	47,009	46,236	-1.5%	-1.6%	-1.6%
Van Buren Township	27,569	79,078	69,573	186.8%	-12.0%	-12.0%
Washington Township	81,309	81,967	75,771	0.8%	-7.6%	-7.6%
Nashville Civil Town	365,358	365,058	362,659	-0.1%	-0.7%	-0.7%
Brown County School Corportation	12,182,319	13,716,805	7,104,159	12.6%	-48.2%	-5.9%
Brown County Public Library	450,950	460,333	423,226	2.1%	-8.1%	-8.1%
Hamblen Township Fire Protection District	39,277	84,341	79,065	114.7%	-6.3%	-6.3%
Brown County Solid Waste Management District	134,751	134,264	134,223	-0.4%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Brown County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District													
Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Hamblen Tow nship	270.4	267.0	-1.3%	4,066,406	2,520,095	-38.0%	1.5040	0.9440	22.19%	37.53%	7.01%	29.08%	60.79%
Jackson Tow nship	303.3	265.1	-12.6%	4,575,327	2,524,156	-44.8%	1.5086	0.9520	22.14%	37.52%	7.01%	29.08%	60.79%
Van Buren Tow nship	156.8	135.9	-13.3%	2,419,857	1,337,060	-44.7%	1.5436	0.9841	21.70%	37.20%	7.01%	29.08%	60.79%
Washington Tow nship	314.3	270.4	-14.0%	4,766,253	2,588,757	-45.7%	1.5163	0.9574	22.01%	37.35%	7.01%	29.08%	60.79%
Nashville Tow n	128.3	118.9	-7.3%	2,291,439	1,481,934	-35.3%	1.7866	1.2459	21.21%	40.64%	7.01%	29.08%	60.79%
Hamblen Fire District	198.1	174.1	-12.1%	3,054,977	1,714,848	-43.9%	1.5420	0.9848	21.89%	37.64%	7.01%	29.08%	60.79%
County Totals/Averages	**1,371.1**	**1,231.4**	**-10.2%**	**21,174,260**	**12,166,850**	**-42.5%**	**1.6158**	**1.0720**	**21.94%**	**37.65%**	**7.01%**	**29.08%**	**60.79%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Brown County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Brown County	3,619,191	0	0	0	0	0
Hamblen Township	41,042	0	0	0	0	0
Jackson Township	46,236	0	0	0	0	0
Van Buren Township	69,573	0	0	0	0	0
Washington Township	75,771	0	0	0	0	0
Nashville Civil Town	362,659	0	0	0	0	0
Brown County School Corportation	7,104,159	0	0	0	1	1
Brown County Public Library	423,226	0	0	0	0	0
Hamblen Township Fire Protection District	79,065	0	0	0	0	0
Brown County Solid Waste Management	134,223	0	0	0	0	0
Brown County Solid Waste Management District	0	0	0	0	0	0
Brown County Fire Protection District	0	0	0	0	0	0
Total - All Taxing Units	**11,955,145**	**0**	**0**	**0**	**1**	**1**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

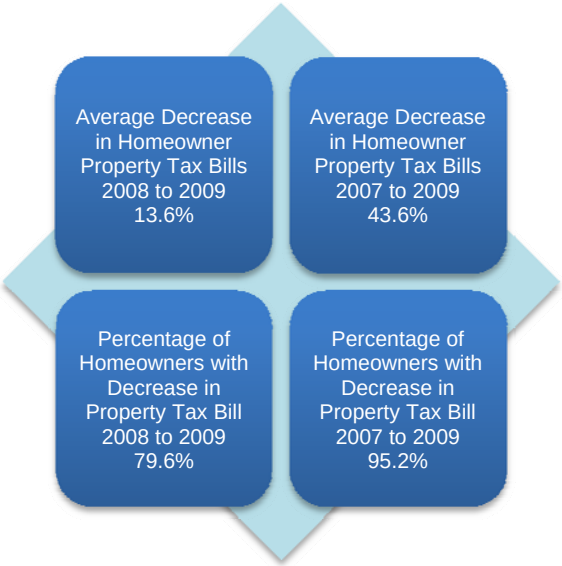
2009 Carroll County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Carroll County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	471	8.0%	134	2.3%
10% to 19%	223	3.8%	40	0.7%
1% to 9%	415	7.0%	55	0.9%
0%	93	1.6%	56	0.9%
-1% to -9%	706	12.0%	105	1.8%
-10% to -19%	900	15.3%	111	1.9%
-20% to -29%	1,051	17.8%	374	6.3%
-30% to -39%	927	15.7%	961	16.3%
-40% to -49%	539	9.1%	1,275	21.6%
-50% to -59%	176	3.0%	1,444	24.5%
-60% to -69%	89	1.5%	788	13.4%
-70% to -79%	84	1.4%	225	3.8%
-80% to -89%	50	0.8%	117	2.0%
-90% to -99%	30	0.5%	66	1.1%
-100%	145	2.5%	148	2.5%
Total	5,899	100.0%	5,899	100.0%
Higher Tax Bill	1,109	18.8%	229	3.9%
No Change	93	1.6%	56	0.9%
Lower Tax Bill	4,697	79.6%	5,614	95.2%
Average Change in Tax Bill	-13.6%		-43.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Carroll County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-9.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-39.4%	-30.6%
State PTRC Percentage, 2008	24.0%	20.1%
Total State Homestead Credit, 2008	48.2%	39.5%
Total State Homestead Credit, 2009	9.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Carroll County decreased by 13.6%. Carroll County local taxing units reduced their levies in 2009, which added to the tax rate decrease caused by the elimination of the school general fund and county welfare levies. Carroll County also adopted local option income taxes for property tax relief, effective in 2009. Few Carroll County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Carroll County, as they were in most Indiana counties.

2009 Property Tax Changes:

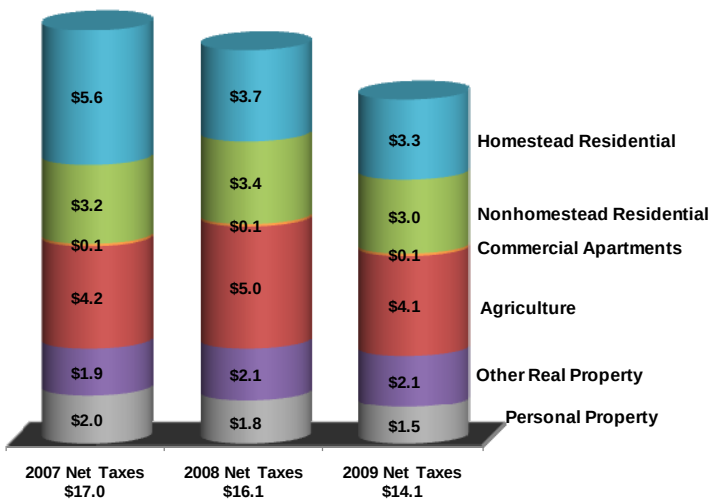
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Carroll County
(In Millions)



In Carroll County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 11.8% decline in average property tax bills. Average tax bills on commercial apartments stayed about the same. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 18% average tax decrease. Other commercial, industrial, and utility real property average tax bills also stayed the same. Personal property, which is largely business equipment, saw a 16.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Carroll County
$178,722

Percentage share of circuit breaker tax cap credits by cap category…

1.5 %
Homestead qualifying property
$1,020 0.6%

2.5%
Other qualified residential property
$176,684 98.9%

3.5%
All other real and personal property
$0 0.0%

Elderly
$1,018 0.6%

Carroll County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$22,986,912***	***$24,319,077***	***$14,662,220***	***5.8%***	***-39.7%***	***-13.1%***
State Unit	23,364	25,321	0	8.4%	-100.0%	
Carroll County	4,156,859	4,140,701	3,812,834	-0.4%	-7.9%	-1.4%
Adams Township	10,123	10,728	10,767	6.0%	0.4%	0.4%
Burlington Township	108,288	114,619	110,932	5.8%	-3.2%	-3.2%
Carrollton Township	13,300	14,064	14,084	5.7%	0.1%	0.1%
Clay Township	44,945	45,799	43,615	1.9%	-4.8%	-4.8%
Deer Creek Township	156,675	160,530	157,339	2.5%	-2.0%	-2.0%
Democrat Township	43,782	45,156	44,186	3.1%	-2.1%	-2.1%
Jackson Township	62,601	65,540	64,860	4.7%	-1.0%	-1.0%
Jefferson Township	54,773	59,383	59,426	8.4%	0.1%	0.1%
Liberty Township	30,378	31,427	31,398	3.5%	-0.1%	-0.1%
Madison Township	20,675	21,014	20,336	1.6%	-3.2%	-3.2%
Monroe Township	44,262	45,005	43,327	1.7%	-3.7%	-3.7%
Rock Creek Township	32,921	34,066	33,984	3.5%	-0.2%	-0.2%
Tippecanoe Township	43,197	45,511	42,602	5.4%	-6.4%	-6.4%
Washington Township	8,714	21,242	20,858	143.8%	-1.8%	-1.8%
Delphi Civil City	1,414,940	1,472,640	1,437,555	4.1%	-2.4%	-1.4%
Burlington Civil Town	111,410	116,877	114,088	4.9%	-2.4%	-2.4%
Camden Civil Town	124,723	127,809	125,642	2.5%	-1.7%	-1.7%
Flora Civil Town	680,137	698,651	605,224	2.7%	-13.4%	-13.4%
Yeoman Civil Town	9,077	9,435	8,308	3.9%	-11.9%	-11.9%
Carroll Consolidated School Corporation	4,062,783	4,414,488	1,690,811	8.7%	-61.7%	-17.0%
Delphi Community School Corporation	7,688,086	8,052,250	3,360,861	4.7%	-58.3%	-34.2%
Rossville Consolidated School Corporation	743,019	848,945	476,157	14.3%	-43.9%	-3.7%
Twin Lakes Community School Corporation	2,610,850	2,966,694	1,616,962	13.6%	-45.5%	7.5%
Camden Public Library	27,917	36,041	35,232	29.1%	-2.2%	-2.2%
Delphi Public Library	449,322	480,585	470,577	7.0%	-2.1%	-2.1%
Flora Public Library	209,791	214,556	210,255	2.3%	-2.0%	-2.0%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Carroll County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	28.0	25.2	-10.2%	524,594	312,647	-40.4%	1.8728	1.2428	27.36%	48.57%	9.68%	0.00%	4.72%
Burlington Township	68.0	56.3	-17.3%	1,243,088	641,111	-48.4%	1.8280	1.1395	27.99%	48.79%	9.68%	0.00%	4.72%
Burlington (Burlington)	20.7	15.9	-22.9%	482,889	285,123	-41.0%	2.3367	1.7889	25.70%	52.50%	9.68%	0.00%	4.72%
Carrollton Township	42.9	40.5	-5.7%	737,791	407,200	-44.8%	1.7181	1.0060	28.89%	48.30%	9.68%	0.00%	4.72%
Clay Township	56.3	50.0	-11.3%	1,117,288	719,307	-35.6%	1.9834	1.4398	24.67%	45.61%	9.68%	0.00%	4.72%
Deer Creek Township	107.9	95.6	-11.4%	2,681,631	1,473,742	-45.0%	2.4850	1.5420	21.48%	44.70%	9.68%	0.00%	4.72%
Delphi (Deer Creek)	82.9	69.9	-15.8%	3,453,574	2,450,204	-29.1%	4.1643	3.5073	20.05%	53.26%	9.68%	0.00%	4.72%
Democrat Township	52.8	47.8	-9.6%	935,559	508,120	-45.7%	1.7708	1.0637	28.42%	48.45%	9.68%	0.00%	4.72%
Jackson Township	52.4	49.7	-5.1%	1,267,316	732,393	-42.2%	2.4199	1.4740	21.72%	44.49%	9.68%	0.00%	4.72%
Camden (Jackson)	11.2	7.8	-30.0%	395,008	238,901	-39.5%	3.5260	3.0477	20.29%	50.62%	9.68%	0.00%	4.72%
Jefferson Township	192.1	207.3	7.9%	3,583,280	2,547,422	-28.9%	1.8653	1.2286	27.33%	48.29%	9.68%	0.00%	4.72%
Yeoman (Jefferson)	3.0	2.6	-12.6%	64,625	39,853	-38.3%	2.1569	1.5220	26.05%	50.84%	9.68%	0.00%	4.72%
Liberty Township	25.6	23.0	-10.3%	607,828	328,512	-46.0%	2.3766	1.4313	21.87%	44.32%	9.68%	0.00%	4.72%
Madison Township	37.2	36.2	-2.8%	859,961	488,773	-43.2%	2.3098	1.3507	21.86%	43.35%	9.68%	0.00%	4.72%
Monroe Township	54.8	46.8	-14.5%	1,056,765	589,020	-44.3%	1.9285	1.2574	26.42%	46.78%	9.68%	0.00%	4.72%
Flora (Monroe)	57.1	45.6	-20.2%	1,782,520	1,162,196	-34.8%	3.1209	2.5500	22.80%	53.34%	9.68%	0.00%	4.72%
Rock Creek Township	18.5	16.3	-12.0%	471,287	263,165	-44.2%	2.5481	1.6161	21.58%	45.73%	9.68%	0.00%	4.72%
Tippecanoe Township	94.0	77.2	-17.9%	2,162,511	1,041,653	-51.8%	2.3007	1.3497	21.87%	43.25%	9.68%	0.00%	4.72%
Washington Township	45.3	42.9	-5.3%	784,850	437,697	-44.2%	1.7322	1.0198	28.49%	47.55%	9.68%	0.00%	4.72%
County Totals/Averages	**1,050.8**	**956.4**	**-9.0%**	**24,212,365**	**14,667,039**	**-39.4%**	**2.3050**	**1.5333**	**24.01%**	**48.23%**	**9.68%**	**0.00%**	**4.72%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Carroll County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Carroll County	3,812,834	121	20,351	0	233	20,705
Adams Township	10,767	0	0	0	0	0
Burlington Township	110,932	3	0	0	0	3
Carrollton Township	14,084	0	0	0	0	0
Clay Township	43,615	0	0	0	0	0
Deer Creek Township	157,339	11	1,909	0	3	1,923
Democrat Township	44,186	0	0	0	0	0
Jackson Township	64,860	0	352	0	2	354
Jefferson Township	59,426	0	0	0	12	12
Liberty Township	31,398	0	0	0	0	0
Madison Township	20,336	0	0	0	0	0
Monroe Township	43,327	0	0	0	3	3
Rock Creek Township	33,984	0	0	0	0	0
Tippecanoe Township	42,602	0	0	0	0	0
Washington Township	20,858	0	0	0	0	0
Delphi Civil City	1,437,555	572	95,711	0	126	96,409
Burlington Civil Town	114,088	18	0	0	0	18
Camden Civil Town	125,642	0	7,222	0	36	7,258
Flora Civil Town	605,224	0	0	0	118	118
Yeoman Civil Town	8,308	0	0	0	0	0
Carroll Consolidated School Corporation	1,690,811	15	0	0	51	66
Delphi Community School Corporation	3,360,861	249	45,615	0	75	45,939
Rossville Consolidated School Corporation	476,157	0	0	0	0	0
Twin Lakes Community School Corporation	1,616,962	0	0	0	284	284
Camden Public Library	35,232	0	274	0	1	276
Delphi Public Library	470,577	31	5,249	0	54	5,334
Flora Public Library	210,255	0	0	0	20	20
Delphi Public Library	0	0	0	0	0	0
Carroll Redevelopment Commission	0	0	0	0	0	0
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Total - All Taxing Units	**14,662,220**	**1,020**	**176,684**	**0**	**1,018**	**178,722**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

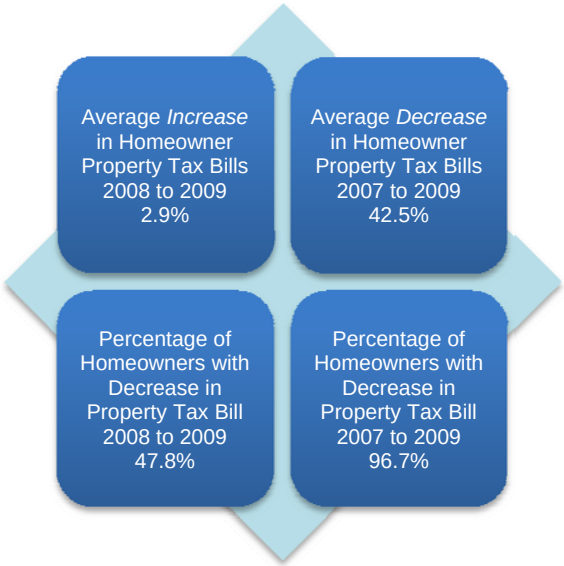
2009 Cass County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Cass County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,449	13.9%	100	1.0%
10% to 19%	1,596	15.3%	63	0.6%
1% to 9%	2,298	22.1%	100	1.0%
0%	93	0.9%	83	0.8%
-1% to -9%	1,899	18.2%	113	1.1%
-10% to -19%	1,118	10.7%	265	2.5%
-20% to -29%	599	5.8%	801	7.7%
-30% to -39%	267	2.6%	1,993	19.1%
-40% to -49%	149	1.4%	3,161	30.3%
-50% to -59%	144	1.4%	2,141	20.6%
-60% to -69%	122	1.2%	563	5.4%
-70% to -79%	105	1.0%	249	2.4%
-80% to -89%	96	0.9%	195	1.9%
-90% to -99%	72	0.7%	169	1.6%
-100%	410	3.9%	421	4.0%
Total	10,417	100.0%	10,417	100.0%
Higher Tax Bill	5,343	51.3%	263	2.5%
No Change	93	0.9%	83	0.8%
Lower Tax Bill	4,981	47.8%	10,071	96.7%
Average Change in Tax Bill	2.9%		-42.5%	

Note: Percentages may not total due to rounding.

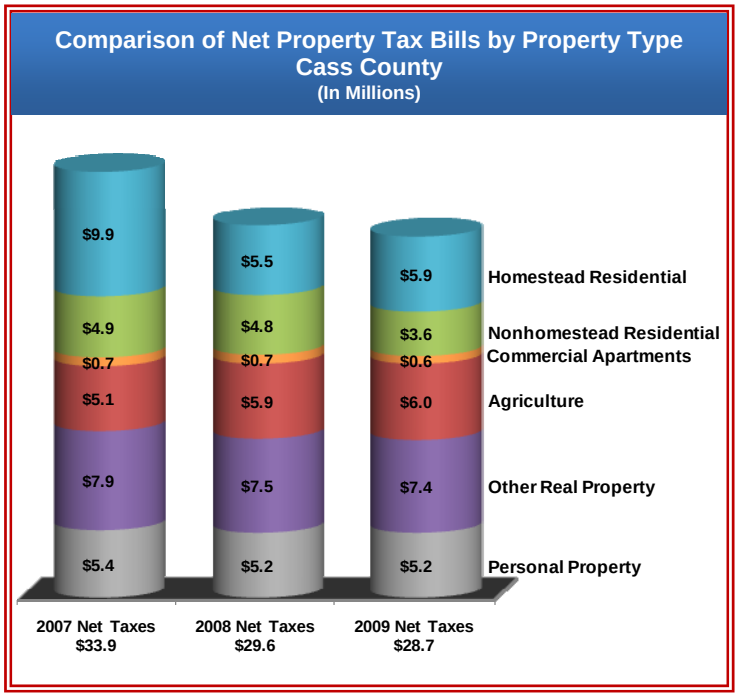
Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Cass County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-24.8%	-30.6%
State PTRC Percentage, 2008	20.2%	20.1%
Total State Homestead Credit, 2008	45.0%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Cass County increased by 2.9%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. In Cass County, the gross tax levy fell less, because local taxing units increased their levies by more than average. Cass County taxpayers also saw a high state homestead credit rate in 2008. The loss of this tax relief more than offset the effects of the lower tax rates. Cass County did not adopt a local option income tax for property tax relief, and few Cass County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes

were substantially lower in 2009 compared to 2007 in Cass County, as they were in almost all Indiana counties.



In Cass County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 25.0% decline in average property tax bills. Average tax bills on commercial apartments decreased 14.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1.7% average tax increase. Other commercial, industrial, and utility real property average tax bills decreased 1.3%. There was no significant change in average tax bills for personal property, which is largely business equipment.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Cass County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$45,682,114***	***$44,198,745***	***$33,218,547***	***-3.2%***	***-24.8%***	***2.3%***
State Unit	31,985	33,377	0	4.4%	-100.0%	
Cass County	11,432,003	9,581,843	8,278,139	-16.2%	-13.6%	2.7%
Adams Township	19,660	21,500	22,647	9.4%	5.3%	5.3%
Bethlehem Township	28,193	28,954	29,914	2.7%	3.3%	3.3%
Boone Township	38,801	39,665	40,348	2.2%	1.7%	1.7%
Clay Township	68,973	71,644	75,180	3.9%	4.9%	4.9%
Clinton Township	43,625	45,710	47,207	4.8%	3.3%	3.3%
Deer Creek Township	41,150	43,251	44,634	5.1%	3.2%	3.2%
Eel Township	288,262	298,647	315,753	3.6%	5.7%	5.7%
Harrison Township	64,580	66,923	67,194	3.6%	0.4%	0.4%
Jackson Township	35,885	37,392	39,070	4.2%	4.5%	4.5%
Jefferson Township	28,668	29,441	27,358	2.7%	-7.1%	-7.1%
Miami Township	29,524	122,722	193,137	315.7%	57.4%	57.4%
Noble Township	52,313	52,262	56,798	-0.1%	8.7%	8.7%
Tipton Township	30,083	31,408	32,953	4.4%	4.9%	4.9%
Washington Township	78,963	92,401	96,687	17.0%	4.6%	4.6%
Logansport Civil City	7,806,172	7,702,260	7,602,311	-1.3%	-1.3%	9.4%
Galveston Civil Town	227,304	247,781	229,886	9.0%	-7.2%	-7.2%
Onward Civil Town	8,253	8,976	8,990	8.8%	0.2%	0.2%
Royal Center Civil Town	158,929	158,456	172,131	-0.3%	8.6%	8.6%
Walton Civil Town	133,203	138,122	143,214	3.7%	3.7%	3.7%
Pioneer Regional School Corporation	3,218,202	3,527,069	2,019,038	9.6%	-42.8%	-2.6%
Southeastern School Corporation	5,357,588	5,548,775	2,739,329	3.6%	-50.6%	0.8%
Logansport Community School Corporation	13,704,630	13,364,722	8,709,575	-2.5%	-34.8%	-2.3%
Caston School Corporation	1,157,683	1,250,178	536,602	8.0%	-57.1%	-5.9%
Logansport-Cass Public Library	854,626	889,262	920,225	4.1%	3.5%	3.5%
Royal Center Public Library	68,292	71,382	73,809	4.5%	3.4%	3.4%
Walton Public Library	153,473	163,379	154,936	6.5%	-5.2%	-5.2%
Cass County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Logansport/Cass Co. Airport Authority	521,091	531,243	541,482	1.9%	1.9%	1.9%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Cass County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	43.2	39.9	-7.5%	981,682	609,909	-37.9%	2.2739	1.5270	26.25%	46.63%	7.88%	13.40%	21.99%
Bethlehem Township	44.9	42.1	-6.1%	1,026,992	649,390	-36.8%	2.2888	1.5413	26.07%	46.41%	7.88%	13.40%	21.99%
Boone Township	50.4	48.5	-3.6%	1,308,831	959,596	-26.7%	2.5994	1.9776	21.86%	43.63%	7.88%	13.40%	21.99%
Royal Center Town	16.8	12.9	-23.3%	588,548	421,734	-28.3%	3.5033	3.2738	21.13%	50.04%	7.88%	13.40%	21.99%
Clay Township	93.4	67.5	-27.7%	2,581,177	1,616,823	-37.4%	2.7631	2.3942	18.10%	38.99%	7.88%	13.40%	21.99%
Logansport City-Clay Township	13.0	15.0	15.7%	560,944	626,452	11.7%	4.3191	4.1681	18.13%	48.51%	7.88%	13.40%	21.99%
Clinton Township	53.8	47.2	-12.2%	1,487,978	1,121,883	-24.6%	2.7666	2.3768	18.09%	38.98%	7.88%	13.40%	21.99%
Deer Creek Township	58.4	55.2	-5.6%	1,351,669	936,213	-30.7%	2.3137	1.6969	24.45%	44.48%	7.88%	13.40%	21.99%
Eel Township	54.2	50.5	-6.9%	1,578,970	1,286,807	-18.5%	2.9132	2.5500	18.06%	40.24%	7.88%	13.40%	21.99%
Logansport City-Eel Township	401.0	331.3	-17.4%	17,444,344	13,931,309	-20.1%	4.3501	4.2052	18.11%	48.59%	7.88%	13.40%	21.99%
Harrison Township	47.1	44.8	-4.8%	1,242,251	905,485	-27.1%	2.6389	2.0200	21.53%	43.27%	7.88%	13.40%	21.99%
Jackson Township	80.6	69.8	-13.4%	1,836,083	1,161,617	-36.7%	2.2793	1.6645	24.52%	44.09%	7.88%	13.40%	21.99%
Galveston Town	32.1	24.4	-24.0%	972,475	629,607	-35.3%	3.0280	2.5791	22.62%	48.80%	7.88%	13.40%	21.99%
Jefferson Township	46.6	43.4	-7.0%	1,192,799	838,153	-29.7%	2.5599	1.9332	22.02%	43.55%	7.88%	13.40%	21.99%
Miami Twp-Southeastern School	33.5	29.1	-13.1%	818,663	586,538	-28.4%	2.4445	2.0148	22.83%	42.27%	7.88%	13.40%	21.99%
Miami Township-Logansport Comm	26.4	19.3	-26.9%	764,339	518,816	-32.1%	2.8930	2.6857	17.09%	37.72%	7.88%	13.40%	21.99%
Noble Township-Pioneer Regional	47.2	42.0	-11.0%	1,218,211	830,602	-31.8%	2.5792	1.9755	22.15%	44.14%	7.88%	13.40%	21.99%
Noble Township-Logansport Comm	14.5	10.5	-27.6%	401,941	251,332	-37.5%	2.7706	2.3923	18.20%	39.28%	7.88%	13.40%	21.99%
Logansport City-Noble Township	6.8	5.2	-23.6%	294,585	217,238	-26.3%	4.3266	4.1771	18.15%	48.59%	7.88%	13.40%	21.99%
Tipton Township	74.4	68.5	-8.0%	1,764,552	1,199,514	-32.0%	2.3715	1.7518	23.54%	43.02%	7.88%	13.40%	21.99%
Onward Town	1.4	1.3	-12.7%	42,871	30,718	-28.3%	2.9636	2.4312	22.84%	48.75%	7.88%	13.40%	21.99%
Walton Town	22.4	17.4	-22.6%	661,504	441,669	-33.2%	2.9503	2.5449	22.49%	47.67%	7.88%	13.40%	21.99%
Washington Township-Southeastern	63.0	58.3	-7.5%	1,480,195	1,014,405	-31.5%	2.3487	1.7404	24.34%	44.78%	7.88%	13.40%	21.99%
Washington Township-Logansport	9.9	7.9	-20.1%	277,419	191,136	-31.1%	2.7972	2.4113	18.16%	39.45%	7.88%	13.40%	21.99%
Logansport City-Washington Twp	21.4	23.0	7.5%	927,049	961,432	3.7%	4.3376	4.1843	18.14%	48.60%	7.88%	13.40%	21.99%
Logansport City-Clinton Twp	12.7	14.6	14.7%	550,790	609,576	10.7%	4.3339	4.1821	18.14%	48.59%	7.88%	13.40%	21.99%
Logansport Cty/Wash Twp/SE School	19.7	18.3	-7.1%	767,725	644,311	-16.1%	3.8891	3.5134	21.86%	53.25%	7.88%	13.40%	21.99%
County Totals/Averages	**1,388.8**	**1,207.9**	**-13.0%**	**44,124,588**	**33,192,266**	**-24.8%**	**3.1782**	**2.7484**	**20.23%**	**44.96%**	**7.88%**	**13.40%**	**21.99%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Cass County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Cass County	8,278,139	1,240	271,809	249,624	3,825	526,498
Adams Township	22,647	0	0	0	6	6
Bethlehem Township	29,914	0	0	0	5	5
Boone Township	40,348	0	311	0	3	314
Clay Township	75,180	0	377	283	6	666
Clinton Township	47,207	0	0	749	0	749
Deer Creek Township	44,634	0	0	0	7	7
Eel Township	315,753	100	20,014	15,835	220	36,169
Harrison Township	67,194	0	0	0	2	2
Jackson Township	39,070	0	41	0	12	52
Jefferson Township	27,358	0	0	0	31	31
Miami Township	193,137	0	803	0	55	857
Noble Township	56,798	0	40	122	39	201
Tipton Township	32,953	0	12	0	5	16
Washington Township	96,687	0	50	1,165	17	1,232
Logansport Civil City	7,602,311	3,373	711,645	679,123	6,437	1,400,578
Galveston Civil Town	229,886	0	1,799	0	191	1,989
Onward Civil Town	8,990	0	0	0	3	3
Royal Center Civil Town	172,131	0	12,213	0	123	12,336
Walton Civil Town	143,214	0	768	0	9	777
Pioneer Regional School Corporation	2,019,038	0	9,629	0	951	10,580
Southeastern School Corporation	2,739,329	0	2,771	436	576	3,783
Logansport Community School Corporation	8,709,575	2,662	565,060	535,161	5,574	1,108,457
Caston School Corporation	536,602	0	0	0	112	112
Logansport-Cass Public Library	920,225	157	33,577	31,639	467	65,840
Royal Center Public Library	73,809	0	1,098	0	11	1,110
Walton Public Library	154,936	0	166	0	21	186
Cass County Solid Waste Management District	0	0	0	0	0	0
Logansport/Cass Co. Airport Authority	541,482	81	17,761	16,312	250	34,404
Total - All Taxing Units	**33,218,547**	**7,613**	**1,649,942**	**1,530,449**	**18,956**	**3,206,960**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

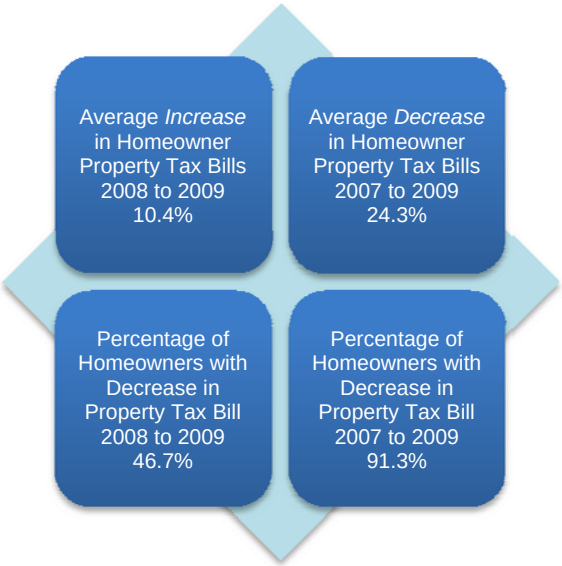
2009 CLARK COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Clark County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	9,850	38.8%	747	2.9%
10% to 19%	1,772	7.0%	249	1.0%
1% to 9%	1,754	6.9%	1,110	4.4%
0%	143	0.6%	102	0.4%
-1% to -9%	3,424	13.5%	2,503	9.9%
-10% to -19%	3,053	12.0%	3,835	15.1%
-20% to -29%	2,740	10.8%	5,395	21.3%
-30% to -39%	1,126	4.4%	5,680	22.4%
-40% to -49%	476	1.9%	2,937	11.6%
-50% to -59%	231	0.9%	1,238	4.9%
-60% to -69%	184	0.7%	512	2.0%
-70% to -79%	142	0.6%	356	1.4%
-80% to -89%	93	0.4%	210	0.8%
-90% to -99%	68	0.3%	160	0.6%
-100%	329	1.3%	351	1.4%
Total	25,385	100.0%	25,385	100.0%
Higher Tax Bill	13,376	52.7%	2,106	8.3%
No Change	143	0.6%	102	0.4%
Lower Tax Bill	11,866	46.7%	23,177	91.3%
Average Change in Tax Bill	10.4%		-24.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Clark County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.1%	-30.6%
State PTRC Percentage, 2008	22.0%	20.1%
Total State Homestead Credit, 2008	47.1%	39.5%
Total State Homestead Credit, 2009	7.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Clark County increased by 10.4%. Clark County gross tax levies fell more than the state average, because local units in Clark County reduced their levies. This reduced tax rates. But Clark County taxpayers saw high state homestead credit rates in 2008. The loss of this tax relief more than offset the effects of the lower tax rates. Clark County did not adopt a local option income tax for property tax relief, and only a few elderly Clark County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were

2009 Property Tax Changes:

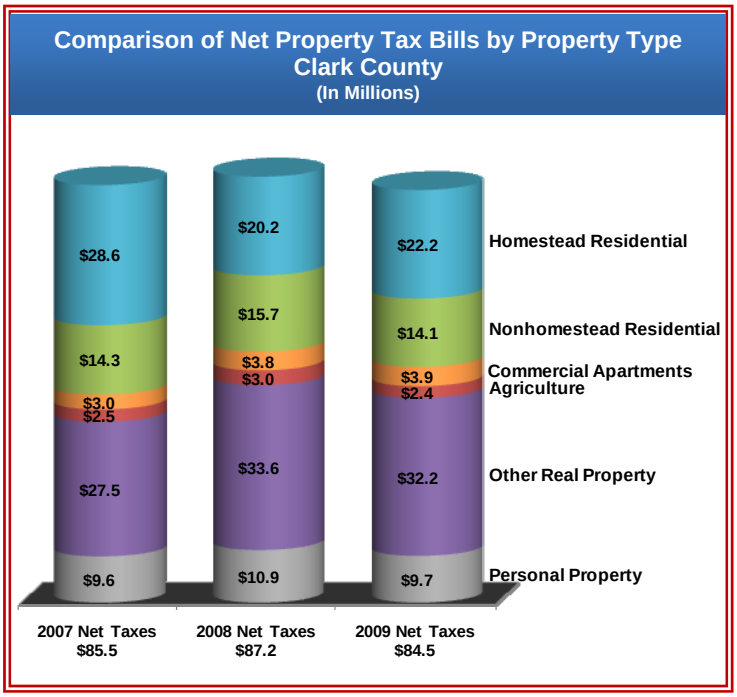
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

substantially lower in 2009 compared to 2007 in Clark County, as they were in almost all Indiana counties.



In Clark County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 10.2% decline in average property tax bills. Average tax bills on commercial apartments increased 2.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 20.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 4.2%. Personal property, which is largely business equipment, saw an 11.0% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Clark County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$105,863,418***	***$118,137,275***	***$75,997,137***	***11.6%***	***-35.7%***	***-8.6%***
State Unit	108,670	116,046	0	6.8%	-100.0%	
Clark County	16,490,746	11,860,909	7,879,815	-28.1%	-33.6%	12.1%
Bethlehem Township	5,056	5,026	5,002	-0.6%	-0.5%	-0.5%
Carr Township	30,144	20,624	32,861	-31.6%	59.3%	59.3%
Charlestown Township	122,945	128,345	119,461	4.4%	-6.9%	-6.9%
Jeffersonville Township	629,954	651,929	519,669	3.5%	-20.3%	-20.3%
Monroe Township	44,526	45,043	48,692	1.2%	8.1%	8.1%
Oregon Township	18,304	18,903	15,420	3.3%	-18.4%	-18.4%
Owen Township	14,535	14,915	15,878	2.6%	6.5%	6.5%
Silver Creek Township	106,262	107,871	103,029	1.5%	-4.5%	-4.5%
Union Township	13,642	12,826	14,898	-6.0%	16.2%	16.2%
Utica Township	35,806	36,251	39,009	1.2%	7.6%	7.6%
Washington Township	15,922	15,872	15,806	-0.3%	-0.4%	-0.4%
Wood Township	70,436	73,504	72,866	4.4%	-0.9%	-0.9%
Jeffersonville Civil City	11,482,843	12,056,327	14,848,066	5.0%	23.2%	30.4%
Charlestown Civil City	1,982,491	2,060,317	1,637,460	3.9%	-20.5%	-18.8%
Clarksville Civil Town	9,289,448	8,920,800	9,259,758	-4.0%	3.8%	8.2%
Town Of Borden	124,897	128,218	136,428	2.7%	6.4%	6.4%
Sellersburg Civil Town	1,357,348	1,360,569	1,449,044	0.2%	6.5%	8.3%
Utica Civil Town	54,861	57,698	59,616	5.2%	3.3%	3.3%
West Clark Community School Corporation	15,338,935	17,463,960	9,183,239	13.9%	-47.4%	-19.5%
Clarksville Community School Corporation	7,169,848	7,480,449	4,925,175	4.3%	-34.2%	6.7%
Greater Clark County School Corporation	35,387,881	49,745,127	20,412,140	40.6%	-59.0%	-31.3%
Jeffersonville Township Public Library	1,639,678	1,642,220	1,664,163	0.2%	1.3%	1.3%
Charlestown-Clark County Contractual Library	846,343	860,381	910,840	1.7%	5.9%	5.9%
Jeffersonville Flood Control	895,349	915,651	857,565	2.3%	-6.3%	-6.3%
Charlestown Fire	365,042	379,730	364,250	4.0%	-4.1%	-4.1%
Tri-Township Fire Protection District	817,159	789,610	1,001,350	-3.4%	26.8%	26.8%
Monroe Township Fire Protection	167,209	155,915	187,155	-6.8%	20.0%	20.0%
Utica Township Fire District	202,724	187,341	79,987	-7.6%	-57.3%	-57.3%
New Washington Fire Protection District	129,995	131,997	138,495	1.5%	4.9%	4.9%
Clark County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Clark County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Clarksville Redevelopment Commission	460,897	241,441	0	-47.6%	-100.0%	-100.0%
Jeffersonville Redevelopment Commission	443,522	451,460	0	1.8%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Clark County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Charlestown Township	314.4	211.9	-32.6%	6,262,930	2,456,492	-60.8%	1.9920	1.1590	24.20%	43.02%	7.31%	2.30%	3.35%
Charlestown City	252.3	208.4	-17.4%	7,126,425	4,040,978	-43.3%	2.8246	1.9390	20.63%	45.37%	7.31%	6.24%	8.46%
Jeffersonville Township-OFW	407.2	251.7	-38.2%	8,233,104	2,965,049	-64.0%	2.0219	1.1780	23.81%	42.56%	7.31%	4.82%	6.87%
Jeffersonville Township-IFW	1.3	1.7	26.8%	27,831	21,439	-23.0%	2.1214	1.2884	0.00%	24.88%	7.31%	0.00%	0.00%
Jeff Township-Clark Park-OFW	24.4	20.9	-14.7%	516,504	279,805	-45.8%	2.1135	1.3416	23.35%	43.07%	7.31%	34.59%	49.96%
Jeff Township-Clark Park-IFW	4.8	4.5	-5.0%	105,428	65,710	-37.7%	2.2130	1.4520	23.16%	44.26%	7.31%	0.06%	0.10%
Jeffersonville City-OFW	659.1	580.0	-12.0%	19,530,657	13,236,425	-32.2%	2.9634	2.2820	22.91%	52.78%	7.31%	8.23%	9.11%
Jeffersonville City-IFW	530.3	432.8	-18.4%	16,243,594	10,353,936	-36.3%	3.0629	2.3924	22.78%	53.31%	7.31%	20.54%	26.68%
Clarksville Town-OFW	127.3	122.3	-3.9%	3,733,565	3,338,887	-10.6%	2.9327	2.7291	21.05%	48.84%	7.31%	51.16%	92.69%
Clarksville Town-IFW	361.7	299.9	-17.1%	10,968,199	8,514,431	-22.4%	3.0322	2.8395	20.98%	49.49%	7.31%	38.21%	41.33%
Clarksville Town-GCS-OFW	261.1	225.4	-13.7%	7,798,739	5,310,024	-31.9%	2.9867	2.3555	21.54%	49.30%	7.31%	26.00%	32.41%
Clarksville Town-GCS-IFW	52.9	44.3	-16.2%	1,631,111	1,092,314	-33.0%	3.0862	2.4659	21.46%	49.93%	7.31%	13.79%	16.55%
Bethlehem Township	24.1	22.8	-5.5%	481,456	264,514	-45.1%	1.9986	1.1619	24.43%	43.75%	7.31%	3.81%	6.79%
Carr Township	219.8	168.0	-23.6%	3,791,006	2,066,304	-45.5%	1.7246	1.2299	20.01%	41.99%	7.31%	0.23%	0.28%
Monroe Township	198.9	174.3	-12.4%	3,453,447	2,131,503	-38.3%	1.7366	1.2231	20.08%	42.35%	7.31%	2.57%	3.32%
Oregon Township - NWFPD	37.7	32.7	-13.2%	755,670	381,771	-49.5%	2.0066	1.1676	24.40%	43.85%	7.31%	1.01%	1.52%
Owen Township	49.3	40.5	-17.8%	989,590	477,898	-51.7%	2.0082	1.1795	24.37%	43.79%	7.31%	0.17%	0.26%
Silver Creek Township	170.0	158.5	-6.7%	2,952,628	1,957,957	-33.7%	1.7370	1.2350	20.00%	42.17%	7.31%	36.48%	43.98%
Sellersburg Town	285.6	235.2	-17.6%	6,322,186	4,334,324	-31.4%	2.2138	1.8429	19.09%	46.02%	7.31%	1.69%	1.99%
Union Township	132.8	116.4	-12.3%	2,289,436	1,422,474	-37.9%	1.7246	1.2225	20.01%	41.98%	7.31%	1.55%	1.72%
Utica Township	296.6	80.9	-72.7%	5,846,739	924,109	-84.2%	1.9714	1.1422	24.14%	42.42%	7.31%	3.14%	4.30%
Washington Township	76.3	65.6	-14.1%	1,525,486	763,515	-49.9%	1.9986	1.1641	24.43%	43.75%	7.31%	4.64%	7.28%
Wood Township	113.8	95.7	-15.9%	1,925,843	1,105,391	-42.6%	1.6924	1.1549	19.68%	40.60%	7.31%	29.95%	42.17%
Borden Town	28.4	23.9	-15.9%	603,048	406,005	-32.7%	2.1236	1.7005	19.89%	47.11%	7.31%	4.28%	5.43%
Utica Town	39.2	34.7	-11.6%	830,649	454,241	-45.3%	2.1171	1.3093	23.84%	44.45%	7.31%	7.68%	9.50%
Oregon Township-CFPD	29.4	23.4	-20.3%	587,890	272,068	-53.7%	1.9981	1.1604	24.19%	43.12%	7.31%	0.56%	0.91%
Jeff City-Utica Twp-OFW	109.1	272.7	150.1%	3,185,406	6,091,947	91.2%	2.9208	2.2336	23.10%	52.92%	7.31%	47.08%	38.85%
Clarksville Town-Sct-TFDP	167.6	124.0	-26.0%	3,948,547	2,338,988	-40.8%	2.3560	1.8861	19.25%	47.85%	7.31%	10.01%	11.30%
Chas Twp Jeff City	0.0	32.0		0	719,539		0.0000	2.2510	0.00%	0.00%	7.31%	0.00%	2.02%
County Totals/Averages	**4,975.2**	**4,105.1**	**-17.5%**	**121,667,112**	**77,788,038**	**-36.1%**	**2.4432**	**1.8923**	**21.99%**	**47.09%**	**7.31%**	**11.02%**	**16.25%**

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.

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State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Clark County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Clark County	7,879,815	0	13,698	0	5,802	19,500
Bethlehem Township	5,002	0	0	0	0	0
Carr Township	32,861	0	0	0	2	2
Charlestown Township	119,461	0	0	0	13	13
Jeffersonville Township	519,669	0	1,186	0	446	1,633
Monroe Township	48,692	0	0	0	1	1
Oregon Township	15,420	0	0	0	0	0
Owen Township	15,878	0	0	0	0	0
Silver Creek Township	103,029	0	0	0	34	34
Union Township	14,898	0	0	0	0	0
Utica Township	39,009	0	0	0	6	6
Washington Township	15,806	0	0	0	10	10
Wood Township	72,866	0	0	0	5	5
Jeffersonville Civil City	14,848,066	0	0	0	14,496	14,496
Charlestown Civil City	1,637,460	0	0	0	242	242
Clarksville Civil Town	9,259,758	0	87,018	0	17,674	104,693
Town of Borden	136,428	0	0	0	87	87
Sellersburg Civil Town	1,449,044	0	0	0	634	634
Utica Civil Town	59,616	0	0	0	41	41
West Clark Community School Corporation	9,183,239	0	0	0	1,749	1,749
Clarksville Community School Corporation	4,925,175	0	82,831	0	11,802	94,634
Greater Clark County School Corporation	20,412,140	0	0	0	14,260	14,260
Jeffersonville Township Public Library	1,664,163	0	5,929	0	2,205	8,133
Charlestown-Clark County Contractual Library	910,840	0	0	0	160	160
Jeffersonville Flood Control	857,565	0	7,259	0	1,593	8,852
Charlestown Fire	364,250	0	0	0	40	40
Tri-Township Fire Protection District	1,001,350	0	0	0	235	235
Monroe Township Fire Protection	187,155	0	0	0	4	4
Utica Township Fire District	79,987	0	0	0	16	16
New Washington Fire Protection District	138,495	0	0	0	35	35
Clark County Solid Waste Management District	0	0	0	0	0	0
Clark County Redevelopment Commission	0	0	0	0	0	0
Clarksville Redevelopment Commission	0	0	0	0	0	0
Jeffersonville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**75,997,137**	**0**	**197,922**	**0**	**71,591**	**269,513**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

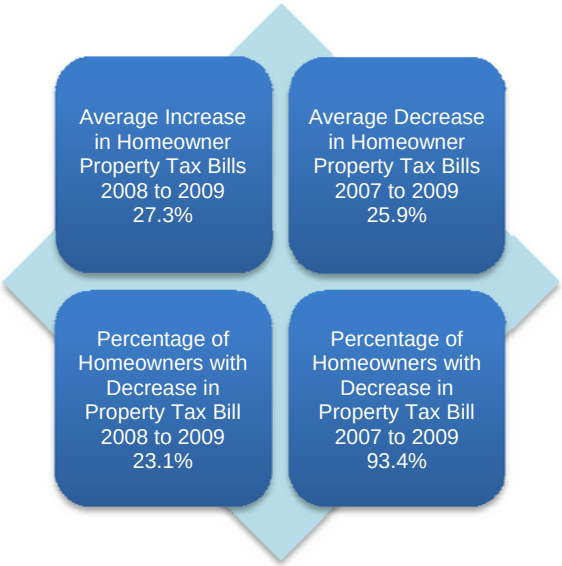
2009 CLAY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Clay County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	3,516	50.1%	154	2.2%
10% to 19%	874	12.5%	70	1.0%
1% to 9%	905	12.9%	147	2.1%
0%	99	1.4%	90	1.3%
-1% to -9%	464	6.6%	435	6.2%
-10% to -19%	282	4.0%	1,030	14.7%
-20% to -29%	203	2.9%	1,583	22.6%
-30% to -39%	126	1.8%	1,364	19.4%
-40% to -49%	63	0.9%	997	14.2%
-50% to -59%	60	0.9%	430	6.1%
-60% to -69%	51	0.7%	184	2.6%
-70% to -79%	51	0.7%	118	1.7%
-80% to -89%	39	0.6%	89	1.3%
-90% to -99%	35	0.5%	67	1.0%
-100%	250	3.6%	260	3.7%
Total	7,018	100.0%	7,018	100.0%
Higher Tax Bill	5,295	75.4%	371	5.3%
No Change	99	1.4%	90	1.3%
Lower Tax Bill	1,624	23.1%	6,557	93.4%
Average Change in Tax Bill	27.3%		-25.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Clay County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-16.1%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-34.1%	-30.6%
State PTRC Percentage, 2008	25.1%	20.1%
Total State Homestead Credit, 2008	58.9%	39.5%
Total State Homestead Credit, 2009	8.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Clay County increased by 27.3%. Clay County taxpayers saw a very high state homestead credit rate in 2008, which dropped to a rate closer to the state average in 2009. This loss of tax relief contributed to the increase in homeowner tax bills. Clay County did not adopt a local option income tax for property tax relief, and few elderly Clay County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Clay County, as they were in most Indiana counties.

2009 Property Tax Changes:

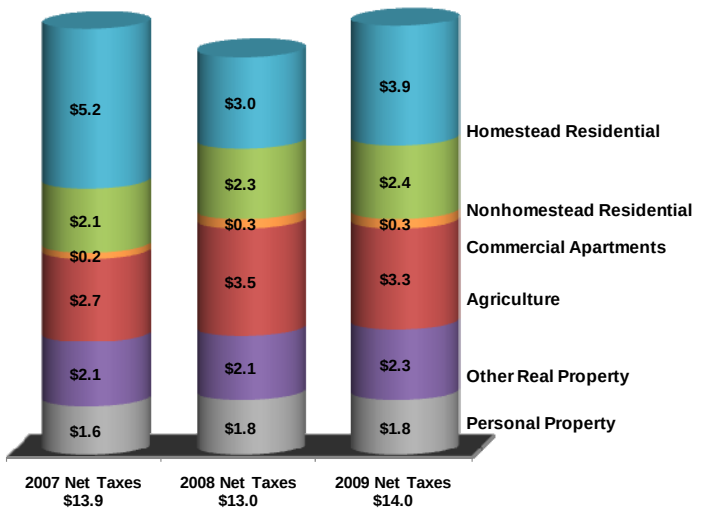
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Clay County
(In Millions)



In Clay County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.7% increase in average property tax bills. Average tax bills on commercial apartments decreased 8.7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 5.6% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 9.0%. Personal property, which is largely business equipment, saw a 3.8% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Clay County $152,822

Percentage share of circuit breaker tax cap credits by cap category…

Clay County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$20,117,574***	***$21,419,681***	***$14,310,246***	***6.5%***	***-33.2%***	***-7.8%***
State Unit	21,824	21,990	0	0.8%	-100.0%	
Clay County	3,159,931	3,202,192	3,051,087	1.3%	-4.7%	4.0%
Brazil Township	96,509	99,283	103,962	2.9%	4.7%	4.7%
Cass Township	2,493	2,801	3,079	12.4%	9.9%	9.9%
Dick Johnson Township	29,751	31,006	33,186	4.2%	7.0%	7.0%
Harrison Township	40,945	40,197	42,110	-1.8%	4.8%	4.8%
Jackson Township	18,145	23,231	24,506	28.0%	5.5%	5.5%
Lewis Township	19,440	23,834	23,977	22.6%	0.6%	0.6%
Perry Township	19,431	20,077	21,272	3.3%	6.0%	6.0%
Posey Township	45,726	66,451	71,748	45.3%	8.0%	8.0%
Sugar Ridge Township	14,949	17,342	18,511	16.0%	6.7%	6.7%
Van Buren Township	72,201	75,547	79,059	4.6%	4.6%	4.6%
Washington Township	8,295	9,092	9,574	9.6%	5.3%	5.3%
Brazil Civil City	1,563,122	1,700,531	1,684,579	8.8%	-0.9%	5.8%
Carbon Civil Town	10,319	10,890	9,672	5.5%	-11.2%	-11.2%
Center Point Civil Town	11,082	11,549	13,025	4.2%	12.8%	12.8%
Clay City Civil Town	126,066	135,141	140,287	7.2%	3.8%	3.8%
Knightsville Civil Town	31,542	33,910	34,089	7.5%	0.5%	0.5%
Staunton Civil Town	19,430	21,216	22,609	9.2%	6.6%	6.6%
Harmony Civil Town	50,368	54,604	54,319	8.4%	-0.5%	-0.5%
Clay Community School Corporation	13,459,432	14,290,472	7,974,506	6.2%	-44.2%	-13.5%
M.S.D. Shakamak School Corporation	965,699	1,149,709	525,597	19.1%	-54.3%	-28.0%
Brazil Public Library	303,929	347,683	352,411	14.4%	1.4%	1.4%
Clay-Owen-Vigo Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Poland Fire Territory (Jackson Township)	14,141	17,099	17,081	20.9%	-0.1%	-0.1%
Clay County Redevelopment Commission	12,804	13,834	0	8.0%	-100.0%	-100.0%

Notes: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

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Clay County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Brazil Township	37.4	31.1	-16.9%	842,768	551,160	-34.6%	2.2564	1.7750	25.14%	58.26%	8.50%	0.00%	0.00%
Brazil City - Brazil Township	171.4	142.9	-16.6%	5,347,113	4,011,302	-25.0%	3.1198	2.8062	22.69%	60.71%	8.50%	0.00%	0.00%
Cass Township	14.6	13.1	-10.5%	316,402	215,456	-31.9%	2.1620	1.6448	25.05%	56.51%	8.50%	0.00%	0.00%
Dick Johnson Township	42.4	35.0	-17.4%	889,617	555,110	-37.6%	2.0987	1.5857	26.42%	59.34%	8.50%	0.00%	0.00%
Harrison Township	78.7	64.3	-18.4%	1,631,543	996,157	-38.9%	2.0720	1.5500	26.22%	58.28%	8.50%	0.00%	0.00%
Clay City Town	16.6	14.5	-12.6%	476,188	361,168	-24.2%	2.8637	2.4843	24.58%	63.89%	8.50%	0.00%	0.00%
Jackson Township	93.7	74.4	-20.6%	1,921,263	1,133,192	-41.0%	2.0494	1.5225	26.36%	58.26%	8.50%	0.00%	0.00%
Brazil City - Jackson Township	20.9	12.9	-38.3%	643,517	355,415	-44.8%	3.0801	2.7578	22.82%	60.79%	8.50%	0.00%	0.00%
Lewis Township	61.4	54.2	-11.7%	1,394,053	761,895	-45.3%	2.2687	1.4045	24.62%	51.63%	8.50%	0.00%	0.00%
Perry Township	56.5	51.8	-8.5%	1,165,309	792,908	-32.0%	2.0607	1.5320	26.36%	58.48%	8.50%	0.00%	0.00%
Posey Township	120.4	100.4	-16.6%	2,503,194	1,565,500	-37.5%	2.0790	1.5592	26.19%	58.30%	8.50%	0.00%	0.00%
Brazil City - Posey Township	0.7	0.7	13.7%	20,174	20,598	2.1%	3.0980	2.7810	22.74%	60.70%	8.50%	0.00%	0.00%
Staunton Town	8.5	6.4	-24.6%	194,331	119,502	-38.5%	2.2953	1.8716	25.71%	60.46%	8.50%	0.00%	0.00%
Sugar Ridge Township	42.4	38.2	-10.0%	875,701	587,092	-33.0%	2.0629	1.5359	26.30%	58.32%	8.50%	0.00%	0.00%
Center Point Town	7.0	5.5	-21.5%	154,916	96,337	-37.8%	2.2111	1.7515	25.98%	59.97%	8.50%	0.00%	0.00%
Van Buren Township	82.3	72.9	-11.3%	1,733,779	1,159,422	-33.1%	2.1078	1.5897	26.19%	58.84%	8.50%	0.00%	0.00%
Carbon Town	4.6	2.8	-39.4%	105,859	52,357	-50.5%	2.2899	1.8695	25.66%	60.26%	8.50%	0.00%	0.00%
Knightsville Town	13.4	10.5	-21.3%	309,081	194,634	-37.0%	2.3068	1.8469	25.59%	60.31%	8.50%	0.00%	0.00%
Harmony Town	12.5	10.8	-13.6%	311,937	219,161	-29.7%	2.4905	2.0254	23.67%	57.34%	8.50%	0.00%	0.00%
Washington Township	40.1	34.2	-14.8%	822,026	519,380	-36.8%	2.0477	1.5189	26.43%	58.41%	8.50%	0.00%	0.00%
County Totals/Averages	**925.7**	**776.8**	**-16.1%**	**21,658,771**	**14,267,746**	**-34.1%**	**2.3378**	**1.8357**	**25.06%**	**58.91%**	**8.50%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Clay County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Clay County	3,051,087	0	18,453	0	3,912	22,365
Brazil Township	103,962	0	2,318	0	205	2,523
Cass Township	3,079	0	0	0	0	0
Dick Johnson Township	33,186	0	0	0	31	31
Harrison Township	42,110	0	0	0	5	5
Jackson Township	24,506	0	8	0	42	50
Lewis Township	23,977	0	0	0	0	0
Perry Township	21,272	0	0	0	5	5
Posey Township	71,748	0	0	0	145	145
Sugar Ridge Township	18,511	0	0	0	8	8
Van Buren Township	79,059	0	0	0	95	95
Washington Township	9,574	0	0	0	1	1
Brazil Civil City	1,684,579	0	50,722	0	3,962	54,684
Carbon Civil Town	9,672	0	0	0	0	0
Center Point Civil Town	13,025	0	0	0	9	9
Clay City Civil Town	140,287	0	0	0	68	68
Knightsville Civil Town	34,089	0	0	0	13	13
Staunton Civil Town	22,609	0	0	0	111	111
Harmony Civil Town	54,319	0	0	0	165	165
Clay Community School Corporation	7,974,506	0	51,850	0	10,990	62,840
M.S.D. Shakamak School Corporation	525,597	0	0	0	0	0
Brazil Public Library	352,411	0	8,855	0	851	9,706
Clay-Owen-Vigo Solid Waste Management District	0	0	0	0	0	0
Poland Fire Territory (Jackson Township)	17,081	0	0	0	0	0
Clay County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**14,310,246**	**0**	**132,206**	**0**	**20,616**	**152,822**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

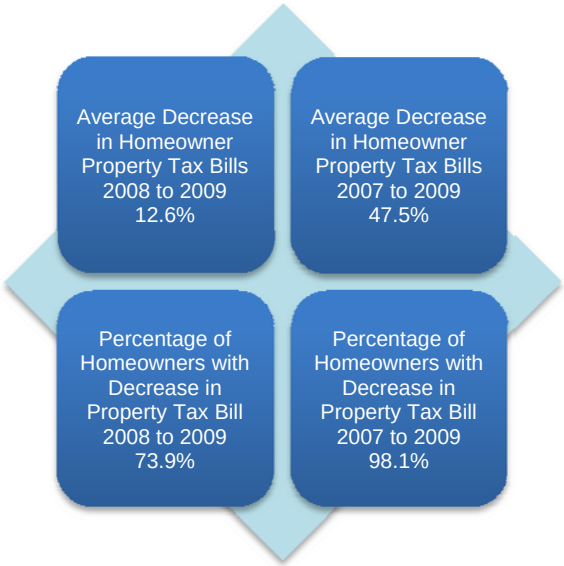
2009 CLINTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency February 2010

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Clinton County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	%Share of Total	Number of Homesteads	%Share of Total
20% or More	909	11.2%	69	0.8%
10% to 19%	459	5.6%	24	0.3%
1% to 9%	706	8.7%	22	0.3%
0%	48	0.6%	36	0.4%
-1% to -9%	1,121	13.8%	58	0.7%
-10% to -19%	1,731	21.3%	105	1.3%
-20% to -29%	916	11.2%	312	3.8%
-30% to -39%	691	8.5%	1,017	12.5%
-40% to -49%	744	9.1%	2,044	25.1%
-50% to -59%	268	3.3%	2,593	31.8%
-60% to -69%	137	1.7%	1,110	13.6%
-70% to -79%	80	1.0%	261	3.2%
-80% to -89%	60	0.7%	150	1.8%
-90% to -99%	45	0.6%	105	1.3%
-100%	229	2.8%	238	2.9%
Total	8,144	100.0%	8,144	100.0%
Higher Tax Bill	2,074	25.5%	115	1.4%
No Change	48	0.6%	36	0.4%
Lower Tax Bill	6,022	73.9%	7,993	98.1%
Average Change in Tax Bill	-12.6%		-47.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.6% statewide in 2008, and this rate fell to 7.1% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 88 counties reporting.)

Factors Affecting Homeowner Tax Bills	Clinton County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.2%	-30.5%
State PTRC Percentage, 2008	22.1%	20.1%
Total State Homestead Credit, 2008	45.3%	39.6%
Total State Homestead Credit, 2009	7.8%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 88 counties available February 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Clinton County decreased by 12.6%. The elimination of the property tax levies, and the added 35% deduction, were approximately offset by the elimination of the property tax replacement credits and the state homestead credits. Homeowner taxes fell in Clinton County because of the adoption of a local option income tax for property tax relief, distributed to homeowners and owners of rental housing. Few Clinton County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Clinton County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

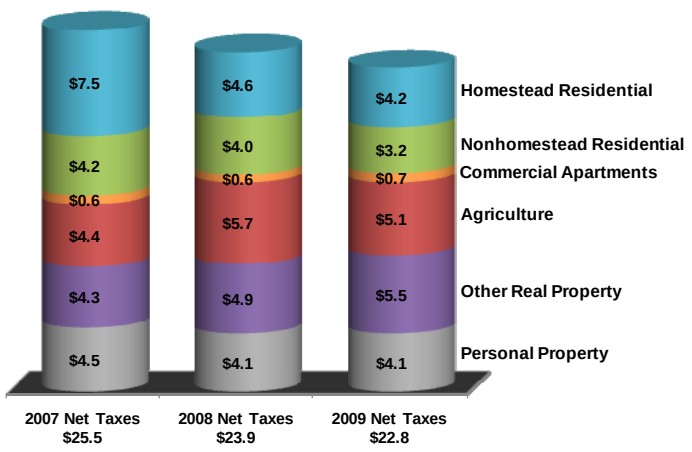
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Clinton County
(In Millions)



In Clinton County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 20.0% decline in average property tax bills. Average tax bills on commercial apartments increased 16.7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 10.5% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 12.2%. Personal property, which is largely business equipment, saw no significant change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Clinton County
$445.032

Percentage share of circuit breaker tax cap credits by cap category…

Clinton County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$36,314,819***	***$39,367,312***	***$27,590,913***	***8.4%***	***-29.9%***	***-4.7%***
State Unit	35,046	37,395	0	6.7%	-100.0%	
Clinton County	6,445,665	6,464,597	6,364,215	0.3%	-1.6%	3.3%
Center Township	299,715	312,984	323,043	4.4%	3.2%	3.2%
Forest Township	53,191	56,935	59,355	7.0%	4.3%	4.3%
Jackson Township	31,169	33,865	35,375	8.6%	4.5%	4.5%
Johnson Township	71,178	75,130	78,605	5.6%	4.6%	4.6%
Kirklin Township	42,334	44,794	47,013	5.8%	5.0%	5.0%
Madison Township	44,491	48,483	50,742	9.0%	4.7%	4.7%
Michigan Township	51,360	56,155	83,895	9.3%	49.4%	49.4%
Owen Township	40,516	42,423	54,620	4.7%	28.8%	28.8%
Perry Township	51,069	92,105	69,541	80.4%	-24.5%	-24.5%
Ross Township	54,876	58,191	59,453	6.0%	2.2%	2.2%
Sugar Creek Township	21,054	21,929	22,838	4.2%	4.1%	4.1%
Union Township	30,369	32,470	34,336	6.9%	5.7%	5.7%
Warren Township	23,840	26,340	27,746	10.5%	5.3%	5.3%
Washington Township	29,246	30,378	31,867	3.9%	4.9%	4.9%
Frankfort Civil City	5,441,368	5,511,010	5,380,460	1.3%	-2.4%	5.4%
Colfax Civil Town	172,341	191,571	199,855	11.2%	4.3%	4.3%
Kirklin Civil Town	112,809	113,858	121,240	0.9%	6.5%	6.5%
Michigantown Civil Town	49,570	54,756	55,977	10.5%	2.2%	2.2%
Mulberry Civil Town	146,836	155,846	160,714	6.1%	3.1%	3.1%
Rossville Civil Town	174,559	175,827	186,254	0.7%	5.9%	5.9%
Clinton Central School Corporation	3,831,521	3,983,347	1,469,660	4.0%	-63.1%	-17.8%
Clinton Prairie School Corporation	5,260,699	7,114,204	3,238,288	35.2%	-54.5%	-30.7%
Frankfort Community School Corporation	10,015,300	10,379,593	6,368,418	3.6%	-38.6%	-1.3%
Rossville Consolidated School Corporation	2,263,418	2,617,020	1,399,846	15.6%	-46.5%	-8.2%
Colfax-Perry Township Public Library	137,775	138,855	143,640	0.8%	3.4%	3.4%
Frankfort Community Public Library	677,504	701,380	728,236	3.5%	3.8%	3.8%
Kirklin Public Library	90,749	158,683	129,937	74.9%	-18.1%	-18.1%
Clinton County Contractual Public Library	477,059	496,153	516,491	4.0%	4.1%	4.1%
Frankfort Airport	103,145	105,198	112,386	2.0%	6.8%	6.8%
Wildcat Creek Solid Waste Mgt. District	35,047	35,837	36,867	2.3%	2.9%	2.9%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Clinton County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Tow nship	192.0	184.3	-4.0%	4,057,946	3,202,638	-21.1%	2.1131	1.7379	21.69%	40.29%	7.78%	12.82%	34.58%
Forest Tow nship	46.7	42.7	-8.5%	831,830	489,681	-41.1%	1.7830	1.1468	29.25%	49.41%	7.78%	12.82%	34.58%
Jackson Tow nship	80.9	74.2	-8.3%	2,043,810	1,140,688	-44.2%	2.5263	1.5372	19.72%	38.31%	7.78%	12.82%	34.58%
Johnson Tow nship	42.8	42.1	-1.5%	786,476	503,793	-35.9%	1.8396	1.1960	28.96%	50.02%	7.78%	12.82%	34.58%
Kirklin Tow nship	54.3	50.4	-7.2%	1,020,256	611,056	-40.1%	1.8773	1.2115	27.52%	46.73%	7.78%	12.82%	34.58%
Kirlin Tow n	19.5	14.7	-24.8%	477,483	294,096	-38.4%	2.4434	2.0000	25.21%	50.35%	7.78%	12.82%	34.58%
Madison Tow nship	52.7	48.0	-8.8%	1,348,671	757,953	-43.8%	2.5608	1.5779	19.57%	38.31%	7.78%	12.82%	34.58%
Mulberry Tow n	34.2	24.0	-29.7%	1,025,597	524,853	-48.8%	2.9965	2.1826	19.32%	41.80%	7.78%	12.82%	34.58%
Michigan Tow nship	73.9	63.8	-13.7%	1,280,321	721,199	-43.7%	1.7326	1.1310	29.70%	49.34%	7.78%	12.82%	34.58%
Michigantow n Tow n	13.0	10.1	-22.8%	274,659	160,027	-41.7%	2.1069	1.5901	27.35%	51.13%	7.78%	12.82%	34.58%
Ow en Tow nship	51.1	45.2	-11.5%	1,065,571	729,452	-31.5%	2.0836	1.6126	24.48%	43.65%	7.78%	12.82%	34.58%
Perry Tow nship	57.4	53.1	-7.6%	1,587,785	932,295	-41.3%	2.7639	1.7569	18.14%	36.86%	7.78%	12.82%	34.58%
Colfax Tow n	14.3	11.1	-22.1%	568,784	386,077	-32.1%	3.9751	3.4642	18.59%	45.84%	7.78%	12.82%	34.58%
Ross Tow nship	79.0	66.8	-15.4%	1,625,231	1,041,925	-35.9%	2.0582	1.5589	24.55%	43.35%	7.78%	12.82%	34.58%
Rossville Tow n	45.7	35.2	-23.0%	1,096,313	713,051	-35.0%	2.3981	2.0251	23.63%	46.25%	7.78%	12.82%	34.58%
Sugar Creek Tow nship	39.0	35.9	-7.9%	669,155	385,862	-42.3%	1.7159	1.0739	29.83%	49.24%	7.78%	12.82%	34.58%
Union Tow nship	55.0	45.7	-17.0%	1,149,137	782,742	-31.9%	2.0891	1.7145	21.92%	40.51%	7.78%	12.82%	34.58%
Warren Tow nship	53.9	50.2	-6.8%	920,614	534,888	-41.9%	1.7083	1.0649	29.88%	49.17%	7.78%	12.82%	34.58%
Washington Tow nship	122.7	121.3	-1.1%	3,078,703	1,838,433	-40.3%	2.5094	1.5157	19.71%	38.09%	7.78%	12.82%	34.58%
Frankfort City	438.1	310.0	-29.2%	14,721,131	10,702,436	-27.3%	3.3603	3.4524	20.37%	48.78%	7.78%	12.82%	34.58%
County Totals/Averages	**1,566.3**	**1,329.0**	**-15.2%**	**39,629,473**	**26,453,142**	**-33.2%**	**2.5266**	**2.0847**	**22.06%**	**45.31%**	**7.78%**	**12.82%**	**34.58%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Clinton County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Clinton County	6,364,215	285	56,949	0	616	57,850
Center Tow nship	323,043	24	5,417	0	60	5,502
Forest Tow nship	59,355	0	0	0	0	0
Jackson Tow nship	35,375	0	0	0	0	0
Johnson Tow nship	78,605	0	0	0	0	0
Kirklin Tow nship	47,013	0	0	0	0	0
Madison Tow nship	50,742	0	0	0	0	0
Michigan Tow nship	83,895	0	0	0	0	0
Ow en Tow nship	54,620	0	0	0	0	0
Perry Tow nship	69,541	4	255	0	0	259
Ross Tow nship	59,453	0	0	0	1	1
Sugar Creek Tow nship	22,838	0	0	0	0	0
Union Tow nship	34,336	0	0	0	0	0
Warren Tow nship	27,746	0	0	0	0	0
Washington Tow nship	31,867	0	0	0	0	0
Frankfort Civil City	5,380,460	938	208,709	0	2,328	211,976
Colfax Civil Tow n	199,855	166	11,613	0	0	11,779
Kirklin Civil Tow n	121,240	0	0	0	1	1
Michigantow n Civil Tow n	55,977	0	0	0	0	0
Mulberry Civil Tow n	160,714	0	0	0	0	0
Rossville Civil Tow n	186,254	0	0	0	14	14
Clinton Central School Corporation	1,469,660	0	0	0	1	1
Clinton Prairie School Corporation	3,238,288	89	6,218	0	0	6,307
Frankfort Community School Corporation	6,368,418	569	126,651	0	1,413	128,634
Rossville Consolidated School Corporation	1,399,846	0	0	0	26	26
Colfax-Perry Tow nship Public Library	143,640	21	1,451	0	0	1,471
Frankfort Community Public Library	728,236	73	16,267	0	181	16,521
Kirklin Public Library	129,937	0	0	0	0	0
Clinton County Contractual Public Library	516,491	0	0	0	2	2
Frankfort Airport	112,386	19	4,261	0	48	4,328
Wildcat Creek Solid Waste Management Dist	36,867	2	355	0	4	360
Total - All Taxing Units	**27,590,913**	**2,190**	**438,146**	**0**	**4,696**	**445,032**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

2009 CRAWFORD COUNTY PROPERTY TAX REPORT

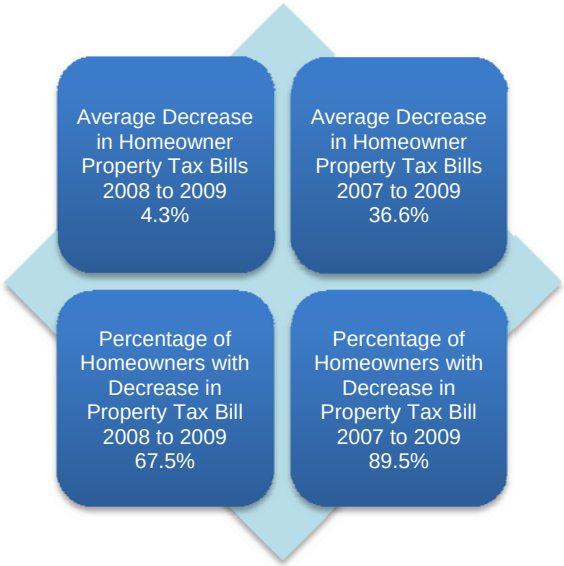
WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

Indiana County Property Tax Studies

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Crawford County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	117	4.8%	114	4.7%
10% to 19%	310	12.8%	28	1.2%
1% to 9%	296	12.2%	47	1.9%
0%	65	2.7%	65	2.7%
-1% to -9%	454	18.7%	62	2.6%
-10% to -19%	460	19.0%	118	4.9%
-20% to -29%	210	8.7%	214	8.8%
-30% to -39%	109	4.5%	384	15.8%
-40% to -49%	78	3.2%	526	21.7%
-50% to -59%	59	2.4%	379	15.6%
-60% to -69%	45	1.9%	168	6.9%
-70% to -79%	37	1.5%	93	3.8%
-80% to -89%	25	1.0%	51	2.1%
-90% to -99%	31	1.3%	46	1.9%
-100%	128	5.3%	129	5.3%
Total	2,424	100.0%	2,424	100.0%
Higher Tax Bill	723	29.8%	189	7.8%
No Change	65	2.7%	65	2.7%
Lower Tax Bill	1,636	67.5%	2,170	89.5%
Average Change in Tax Bill	-4.3%		-36.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Crawford County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-28.9%	-30.6%
State PTRC Percentage, 2008	19.4%	20.1%
Total State Homestead Credit, 2008	48.5%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Crawford County decreased by 4.3%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Crawford County did not adopt a local option income tax for property tax relief, and few Crawford County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Crawford County, as they were in almost all Indiana counties.

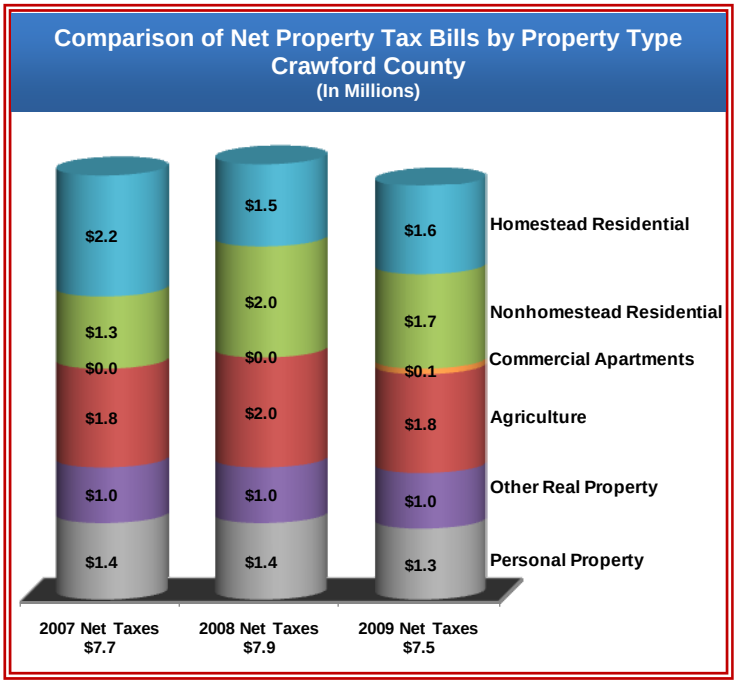
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

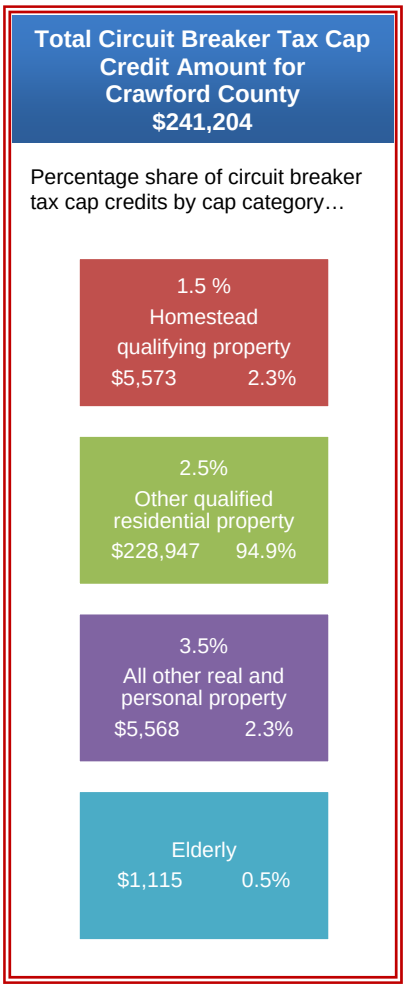


In Crawford County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 15.0% decline in average property tax bills. There was a significant change in total tax bills on commercial apartments including new construction. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 10.0% average tax decrease. There was no significant change in average tax bills for other commercial, industrial, and utility real property. Personal property, which is largely business equipment, saw a 7.1% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Crawford County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$9,820,151***	***$10,798,416***	***$7,546,871***	***10.0%***	***-30.1%***	***1.4%***
State Unit	6,636	7,656	0	15.4%	-100.0%	
Crawford County	3,811,404	3,911,028	2,664,276	2.6%	-31.9%	4.1%
Boone Township	6,022	6,062	6,472	0.7%	6.8%	6.8%
Jennings Township	30,086	30,539	27,966	1.5%	-8.4%	-8.4%
Johnson Township	2,390	2,472	2,437	3.4%	-1.4%	-1.4%
Liberty Township	12,752	12,711	12,664	-0.3%	-0.4%	-0.4%
Ohio Township	9,937	10,127	10,684	1.9%	5.5%	5.5%
Patoka Township	14,593	14,690	15,773	0.7%	7.4%	7.4%
Sterling Township	14,600	15,120	15,891	3.6%	5.1%	5.1%
Union Township	6,398	6,628	6,764	3.6%	2.1%	2.1%
Whiskey Run Township	11,140	11,515	11,029	3.4%	-4.2%	-4.2%
Alton Civil Town	0	0	0			
English Civil Town	70,889	73,165	75,169	3.2%	2.7%	2.7%
Leavenworth Civil Town	18,984	18,754	20,287	-1.2%	8.2%	8.2%
Marengo Civil Town	50,692	52,374	54,658	3.3%	4.4%	4.4%
Milltown Civil Town	47,907	51,703	53,968	7.9%	4.4%	4.4%
Crawford County Community School Corporation	5,155,140	5,997,976	3,976,899	16.3%	-33.7%	-0.5%
Crawford County Public Library	122,762	133,026	138,932	8.4%	4.4%	4.4%
Marengo-Liberty Township Fire	50,388	52,278	54,719	3.8%	4.7%	4.7%
English Fire	154,253	148,760	150,706	-3.6%	1.3%	1.3%
Whiskey Run Fire Protection District	69,173	80,414	78,620	16.3%	-2.2%	-2.2%
Crawford County Solid Waste Mgt. District	154,005	161,418	168,957	4.8%	4.7%	4.7%

Notes: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Crawford County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Boone Township	3.9	3.2	-18.6%	128,860	84,967	-34.1%	3.2984	2.6713	19.57%	48.35%	7.95%	0.00%	0.00%
Alton Town	2.3	2.0	-14.3%	76,220	52,893	-30.6%	3.2984	2.6713	19.57%	48.35%	7.95%	0.00%	0.00%
Jennings Township	36.4	31.3	-13.9%	1,190,622	820,370	-31.1%	3.2707	2.6177	19.47%	47.90%	7.95%	0.00%	0.00%
Leavenworth Town	11.4	10.6	-6.8%	385,021	292,711	-24.0%	3.3916	2.7673	19.42%	48.57%	7.95%	0.00%	0.00%
Johnson Township	4.9	3.7	-24.5%	156,690	94,480	-39.7%	3.2214	2.5716	19.60%	47.90%	7.95%	0.00%	0.00%
Liberty Township	28.1	21.9	-22.1%	942,029	601,012	-36.2%	3.3553	2.7465	19.50%	48.53%	7.95%	0.00%	0.00%
Marengo Town	14.0	12.6	-10.4%	522,616	400,223	-23.4%	3.7290	3.1855	19.34%	50.32%	7.95%	0.00%	0.00%
Ohio Township	29.1	27.8	-4.4%	941,695	719,016	-23.6%	3.2357	2.5843	19.55%	47.87%	7.95%	0.00%	0.00%
Patoka Township	65.9	64.0	-2.9%	2,194,833	1,725,354	-21.4%	3.3318	2.6965	19.47%	48.32%	7.95%	0.00%	0.00%
Sterling Township	31.7	26.6	-16.0%	1,059,005	722,035	-31.8%	3.3430	2.7144	19.47%	48.39%	7.95%	0.00%	0.00%
English Town	13.5	11.5	-14.6%	523,030	388,256	-25.8%	3.8867	3.3795	19.18%	50.69%	7.95%	0.00%	0.00%
Union Township	18.8	15.3	-18.3%	628,044	416,474	-33.7%	3.3448	2.7153	19.44%	48.32%	7.95%	0.00%	0.00%
Whiskey Run Township	41.3	32.4	-21.7%	1,401,251	901,953	-35.6%	3.3893	2.7865	19.14%	47.85%	7.95%	0.00%	0.00%
Milltown Town	7.5	5.5	-26.0%	304,246	208,661	-31.4%	4.0832	3.7867	18.71%	50.37%	7.95%	0.00%	0.00%
Carefree Town	3.2	3.3	1.5%	104,701	85,080	-18.7%	3.2707	2.6177	19.47%	47.90%	7.95%	0.00%	0.00%
Johnson Township-English Fire	7.2	6.1	-14.6%	239,530	165,657	-30.8%	3.3300	2.6969	19.48%	48.32%	7.95%	0.00%	0.00%
County Totals/Averages	**319.0**	**277.7**	**-12.9%**	**10,798,391**	**7,679,143**	**-28.9%**	**3.3850**	**2.7649**	**19.39%**	**48.46%**	**7.95%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Crawford County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Crawford County	2,664,276	1,804	78,162	1,435	346	81,748
Boone Township	6,472	0	196	0	0	196
Jennings Township	27,966	0	413	0	0	413
Johnson Township	2,437	0	46	0	0	46
Liberty Township	12,664	0	386	0	1	386
Ohio Township	10,684	7	96	0	2	105
Patoka Township	15,773	13	566	0	2	582
Sterling Township	15,891	1	492	0	5	497
Union Township	6,764	10	228	0	0	238
Whiskey Run Township	11,029	27	498	44	3	571
Alton Civil Town	0	0	0	0	0	0
English Civil Town	75,169	9	2,792	0	74	2,875
Leavenworth Civil Town	20,287	0	779	0	0	779
Marengo Civil Town	54,658	0	1,955	0	0	1,955
Milltown Civil Town	53,968	514	6,365	1,471	81	8,431
Carefree Civil Town	0	0	0	0	0	0
Crawford County Community School Corporation	3,976,899	2,693	116,680	2,143	516	122,032
Crawford County Public Library	138,932	94	4,074	75	18	4,260
Marengo-Liberty Township Fire	54,719	0	1,667	0	2	1,670
English Fire	150,706	96	5,041	0	25	5,161
Whiskey Run Fire Protection District	78,620	192	3,554	310	19	4,075
Crawford County Solid Waste Management District	168,957	114	4,956	91	22	5,183
Crawford County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**7,546,871**	**5,573**	**228,947**	**5,568**	**1,115**	**241,204**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

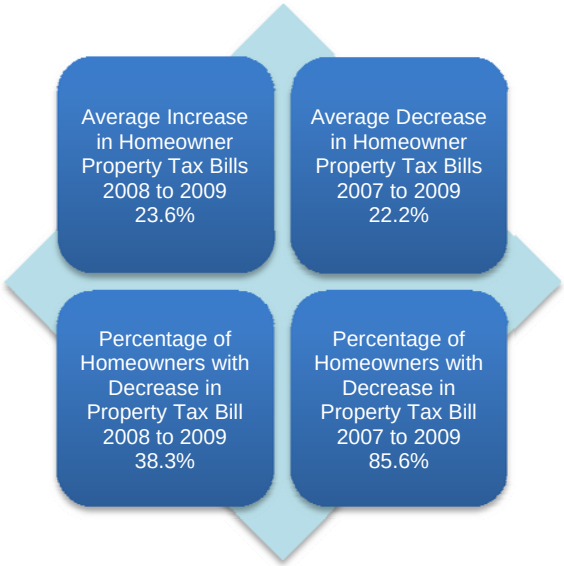
2009 DAVIESS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Daviess County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,219	31.1%	686	9.6%
10% to 19%	827	11.6%	113	1.6%
1% to 9%	1,253	17.5%	132	1.8%
0%	107	1.5%	101	1.4%
-1% to -9%	888	12.4%	300	4.2%
-10% to -19%	625	8.7%	872	12.2%
-20% to -29%	309	4.3%	1,062	14.9%
-30% to -39%	198	2.8%	1,406	19.7%
-40% to -49%	108	1.5%	1,095	15.3%
-50% to -59%	85	1.2%	500	7.0%
-60% to -69%	61	0.9%	238	3.3%
-70% to -79%	63	0.9%	146	2.0%
-80% to -89%	48	0.7%	103	1.4%
-90% to -99%	30	0.4%	59	0.8%
-100%	323	4.5%	331	4.6%
Total	7,144	100.0%	7,144	100.0%
Higher Tax Bill	4,299	60.2%	931	13.0%
No Change	107	1.5%	101	1.4%
Lower Tax Bill	2,738	38.3%	6,112	85.6%
Average Change in Tax Bill	23.6%		-22.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Daviess County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-24.8%	-30.6%
State PTRC Percentage, 2008	20.7%	20.1%
Total State Homestead Credit, 2008	45.5%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Daviess County increased by 23.6%. Daviess County local taxing units increased their levies by more than the state average in 2009, which lessened the size of the tax rate reductions from the levy eliminations. Daviess County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. This loss of tax relief contributed to the increase in homeowner tax

2009 Property Tax Changes:

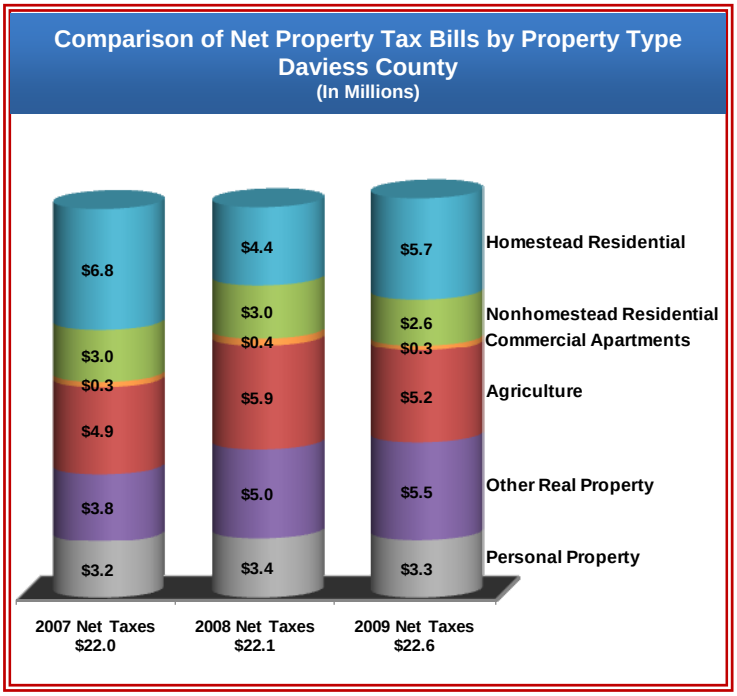
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

bills. Daviess County did not adopt a local option income tax for property tax relief, and few Daviess County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Daviess County, as they were in most Indiana counties.



In Daviess County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.3% decline in average property tax bills. Average tax bills on commercial apartments decreased 25.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 11.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 10.0%. Personal property, which is largely business equipment, saw a 2.9% decrease in average tax bills.

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Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

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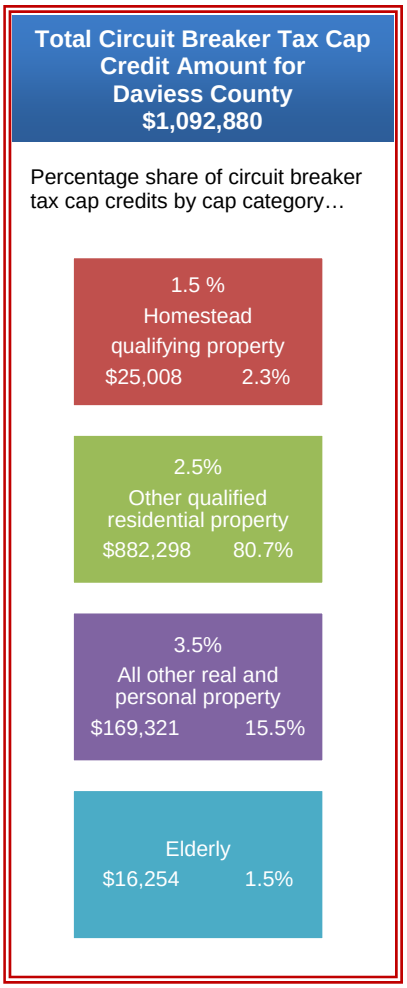

Daviess County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$29,547,322***	***$32,385,071***	***$24,067,079***	***9.6%***	***-25.7%***	***2.3%***
State Unit	25,602	27,885	0	8.9%	-100.0%	
Daviess County	9,145,403	9,725,088	8,657,987	6.3%	-11.0%	2.8%
Barr Township	49,144	50,872	51,547	3.5%	1.3%	1.3%
Bogard Township	21,860	22,543	23,304	3.1%	3.4%	3.4%
Elmore Township	25,846	26,056	27,120	0.8%	4.1%	4.1%
Harrison Township	3,457	3,592	3,705	3.9%	3.1%	3.1%
Madison Township	48,695	50,652	52,955	4.0%	4.5%	4.5%
Reeve Township	11,989	12,732	13,389	6.2%	5.2%	5.2%
Steele Township	23,713	31,921	33,278	34.6%	4.3%	4.3%
Van Buren Township	21,230	21,819	22,514	2.8%	3.2%	3.2%
Veale Township	23,267	24,305	24,821	4.5%	2.1%	2.1%
Washington Township	215,237	221,180	222,458	2.8%	0.6%	0.6%
Washington Civil City	3,457,291	3,559,318	3,441,148	3.0%	-3.3%	1.7%
Alfordsville Civil Town	4,268	5,312	5,460	24.5%	2.8%	2.8%
Cannelburg Civil Town	9,090	9,472	8,693	4.2%	-8.2%	-8.2%
Elnora Civil Town	71,613	76,734	77,372	7.2%	0.8%	0.8%
Montgomery Civil Town	48,435	51,497	52,688	6.3%	2.3%	2.3%
Odon Civil Town	159,044	168,934	171,074	6.2%	1.3%	1.3%
Plainville Civil Town	50,758	54,527	56,023	7.4%	2.7%	2.7%
Barr-Reeve Community School Corporation	3,051,338	3,416,871	1,741,854	12.0%	-49.0%	-2.4%
North Daviess County School Corporation	4,662,709	5,258,582	3,119,001	12.8%	-40.7%	5.5%
Washington Community School Corporation	7,481,162	8,549,461	5,249,250	14.3%	-38.6%	2.2%
Odon-Winkelpleck Public Library	28,174	29,515	30,140	4.8%	2.1%	2.1%
Washington Carnegie Public Library	481,679	504,496	495,534	4.7%	-1.8%	-1.8%
Veale Fire District	21,850	56,282	41,483	157.6%	-26.3%	-26.3%
Southeast Daviess Fire Protection District	66,303	71,046	73,033	7.2%	2.8%	2.8%
Daviess County Solid Waste Management Dist.	338,165	354,379	371,248	4.8%	4.8%	4.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

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Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Barr Township	200.0	173.2	-13.4%	4,522,265	2,965,855	-34.4%	2.2612	1.7124	23.14%	44.80%	7.53%	12.64%	21.87%
Cannelburg Town	4.2	2.8	-32.7%	102,946	56,211	-45.4%	2.4759	2.0102	22.85%	46.99%	7.53%	0.00%	0.00%
Montgomery Town	10.4	8.8	-15.8%	285,138	201,677	-29.3%	2.7436	2.3034	22.09%	48.01%	7.53%	19.44%	42.20%
Bogard Township	55.1	57.6	4.5%	1,355,005	1,082,035	-20.1%	2.4584	1.8781	22.33%	44.25%	7.53%	12.54%	23.64%
Elmore Township	39.6	40.1	1.4%	981,011	763,058	-22.2%	2.4786	1.9015	22.15%	44.05%	7.53%	24.04%	55.37%
Elnora Town	10.6	8.4	-20.6%	335,647	234,200	-30.2%	3.1568	2.7747	21.00%	47.88%	7.53%	12.24%	27.36%
Harrison Township	32.1	28.0	-12.8%	795,564	584,463	-26.5%	2.4807	2.0891	20.79%	43.48%	7.53%	4.53%	7.89%
Madison Township	59.8	55.2	-7.8%	1,508,014	1,080,095	-28.4%	2.5207	1.9579	22.07%	44.36%	7.53%	9.58%	16.58%
Odon Town	31.8	25.7	-19.0%	955,550	662,983	-30.6%	3.0069	2.5766	21.11%	46.94%	7.53%	6.49%	15.04%
Reeve Township	33.9	32.0	-5.6%	806,416	590,176	-26.8%	2.3777	1.8437	22.99%	46.08%	7.53%	14.97%	29.46%
Alfordsville Town	1.5	1.3	-14.7%	42,125	29,872	-29.1%	2.7208	2.2609	22.22%	48.11%	7.53%	0.00%	0.00%
Steele Township	48.1	51.2	6.4%	1,191,752	971,195	-18.5%	2.4762	1.8960	22.20%	44.15%	7.53%	6.97%	13.51%
Plainville Town	8.2	7.4	-9.6%	255,837	195,626	-23.5%	3.1333	2.6514	20.93%	47.50%	7.53%	24.86%	49.07%
Van Buren Township	86.9	82.2	-5.5%	2,123,292	1,532,638	-27.8%	2.4426	1.8650	22.36%	44.13%	7.53%	33.51%	69.62%
Veale Township	49.5	38.6	-22.0%	1,250,921	822,213	-34.3%	2.5271	2.1290	20.02%	42.03%	7.53%	1.51%	3.05%
Washington Township	211.8	192.4	-9.2%	5,139,263	3,899,319	-24.1%	2.4267	2.0270	20.60%	42.36%	7.53%	21.18%	36.66%
Washington City	278.2	236.3	-15.1%	10,768,218	8,723,046	-19.0%	3.8700	3.6916	18.64%	48.12%	7.53%	5.90%	9.88%
County Totals/Averages	**1,161.8**	**1,041.2**	**-10.4%**	**32,418,963**	**24,394,659**	**-24.8%**	**2.7873**	**2.3403**	**20.72%**	**45.52%**	**7.53%**	**11.71%**	**21.38%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Daviess County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Daviess County	8,657,987	5,703	202,386	38,613	4,012	250,714
Barr Township	51,547	0	0	0	0	0
Bogard Township	23,304	0	0	0	0	0
Elmore Township	27,120	0	48	0	0	48
Harrison Township	3,705	0	0	0	1	1
Madison Township	52,955	0	51	0	22	73
Reeve Township	13,389	0	0	0	0	0
Steele Township	33,278	0	48	0	0	48
Van Buren Township	22,514	0	0	0	0	0
Veale Township	24,821	0	0	0	0	0
Washington Township	222,458	257	8,929	1,741	180	11,107
Washington Civil City	3,441,148	10,053	349,122	68,068	5,881	433,124
Alfordsville Civil Town	5,460	0	0	0	5	5
Cannelburg Civil Town	8,693	0	0	0	0	0
Elnora Civil Town	77,372	0	2,299	0	0	2,299
Montgomery Civil Town	52,688	0	0	0	0	0
Odon Civil Town	171,074	0	1,106	0	17	1,123
Plainville Civil Town	56,023	0	768	0	0	768
Barr-Reeve Community School Corporation	1,741,854	0	0	0	21	21
North Daviess County School Corporation	3,119,001	0	4,946	0	276	5,221
Washington Community School Corporation	5,249,250	7,302	253,590	49,442	4,799	315,134
Odon-Winkelpleck Public Library	30,140	0	62	0	11	73
Washington Carnegie Public Library	495,534	1,448	50,272	9,801	847	62,368
Veale Fire District	41,483	0	0	0	0	0
Southeast Daviess Fire Protection District	73,033	0	0	0	10	10
Daviess County Solid Waste District	371,248	244	8,672	1,654	172	10,743
Total - All Taxing Units	**24,067,079**	**25,008**	**882,298**	**169,321**	**16,254**	**1,092,880**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

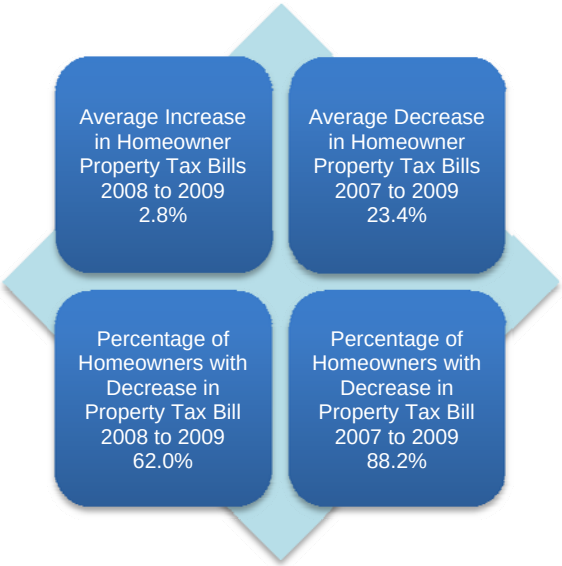
2009 DEARBORN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Dearborn County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,028	16.8%	388	3.2%
10% to 19%	670	5.6%	364	3.0%
1% to 9%	1,881	15.6%	653	5.4%
0%	10	0.1%	13	0.1%
-1% to -9%	4,150	34.4%	1,502	12.5%
-10% to -19%	2,259	18.7%	2,420	20.1%
-20% to -29%	551	4.6%	2,987	24.8%
-30% to -39%	247	2.0%	2,685	22.3%
-40% to -49%	73	0.6%	688	5.7%
-50% to -59%	55	0.5%	177	1.5%
-60% to -69%	34	0.3%	68	0.6%
-70% to -79%	31	0.3%	42	0.3%
-80% to -89%	21	0.2%	24	0.2%
-90% to -99%	14	0.1%	16	0.1%
-100%	39	0.3%	36	0.3%
Total	12,063	100.0%	12,063	100.0%
Higher Tax Bill	4,579	38.0%	1,405	11.6%
No Change	10	0.1%	13	0.1%
Lower Tax Bill	7,474	62.0%	10,645	88.2%
Average Change in Tax Bill	2.8%		-23.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Dearborn County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-20.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.0%	-30.6%
State PTRC Percentage, 2008	21.2%	20.1%
Total State Homestead Credit, 2008	34.4%	39.5%
Total State Homestead Credit, 2009	5.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Dearborn County increased by 2.8%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. But Dearborn County local taxing units increased their levies by more than the state average in 2009, which lessened the size of the tax rate reductions from the levy

2009 Property Tax Changes:

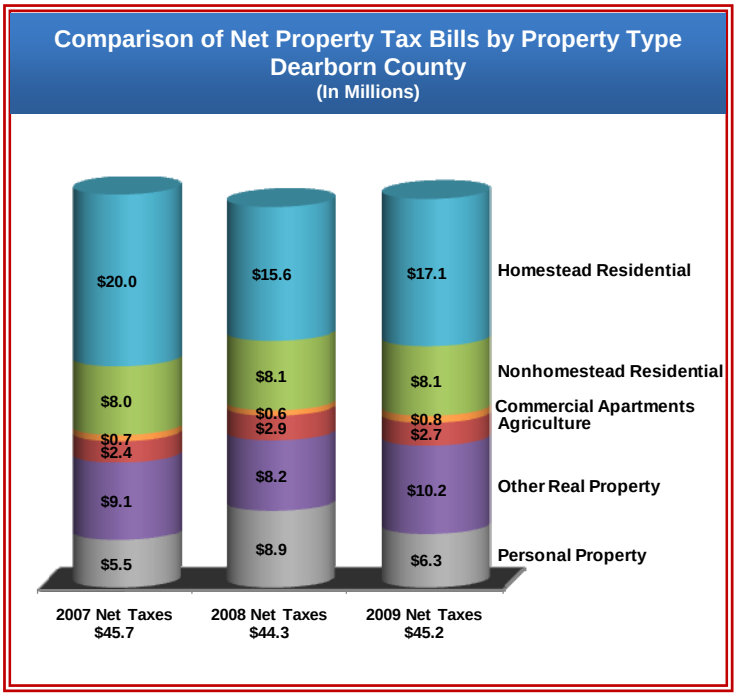
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

eliminations. Dearborn County did not adopt a local option income tax for property tax relief, and no Dearborn County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Dearborn County, as they were in almost all Indiana counties.



In Dearborn County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw no significant decline in average property tax bills. Average tax bills on commercial apartments increased 33.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 6.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 24.4%. Personal property, which is largely business equipment, saw a 29.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Dearborn County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$60,506,963***	***$63,144,154***	***$45,058,695***	***4.4%***	***-28.6%***	***9.9%***
State Unit	66,697	70,794	0	6.1%	-100.0%	
Dearborn County	10,288,026	12,542,445	9,047,976	21.9%	-27.9%	7.8%
Caesar Creek Township	8,256	8,439	8,776	2.2%	4.0%	4.0%
Center Township	31,601	28,299	33,899	-10.4%	19.8%	19.8%
Clay Township	51,578	48,702	13,661	-5.6%	-71.9%	-71.9%
Harrison Township	57,066	53,458	63,178	-6.3%	18.2%	18.2%
Hogan Township	31,091	30,137	34,368	-3.1%	14.0%	14.0%
Jackson Township	17,244	17,544	21,159	1.7%	20.6%	20.6%
Kelso Township	14,123	13,009	15,092	-7.9%	16.0%	16.0%
Lawrenceburg Township	54,393	53,579	59,944	-1.5%	11.9%	11.9%
Logan Township	56,887	48,465	63,491	-14.8%	31.0%	31.0%
Manchester Township	104,444	96,148	113,804	-7.9%	18.4%	18.4%
Miller Township	119,702	106,331	130,843	-11.2%	23.1%	23.1%
Sparta Township	40,286	36,122	39,851	-10.3%	10.3%	10.3%
Washington Township	31,928	30,417	32,846	-4.7%	8.0%	8.0%
York Township	19,182	18,802	21,026	-2.0%	11.8%	11.8%
Lawrenceburg Civil City	4,460,324	5,352,985	5,265,374	20.0%	-1.6%	-0.6%
Aurora Civil City	1,045,962	974,389	1,085,117	-6.8%	11.4%	15.9%
Dillsboro Civil Town	149,196	140,518	162,254	-5.8%	15.5%	15.5%
Greendale Civil Town	1,959,627	1,809,405	2,092,455	-7.7%	15.6%	15.9%
Moores Hill Civil Town	32,817	25,069	36,888	-23.6%	47.1%	47.1%
St. Leon Civil Town	664	625	1,521	-5.9%	143.4%	143.4%
West Harrison Civil Town	65,999	62,954	77,679	-4.6%	23.4%	23.4%
Sunman-Dearborn Community School Corp.	17,886,122	16,238,128	11,108,139	-9.2%	-31.6%	9.5%
South Dearborn Community School Corporation	9,046,982	10,860,630	6,377,345	20.0%	-41.3%	-7.8%
Lawrenceburg Community School Corporation	12,290,189	11,807,260	6,419,703	-3.9%	-45.6%	78.4%
Aurora Public Library	701,114	599,277	749,625	-14.5%	25.1%	25.1%
Lawrenceburg Public Library	1,344,882	1,523,418	1,419,271	13.3%	-6.8%	-6.8%
Dearborn County Solid Waste Management Dist.	511,344	519,160	563,410	1.5%	8.5%	8.5%
Greendale Redevelopment Commission	19,237	27,645	0	43.7%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Dearborn County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Caesar Creek Township	14.4	13.1	-9.0%	298,770	213,184	-28.6%	2.0769	1.6277	19.11%	31.56%	5.73%	0.00%	0.00%
Center Township	75.9	58.7	-22.7%	1,549,314	936,151	-39.6%	2.0400	1.5948	19.16%	31.15%	5.73%	0.00%	0.00%
Aurora City-Center Township	148.9	130.6	-12.3%	3,902,993	3,002,866	-23.1%	2.6207	2.2989	18.37%	35.80%	5.73%	0.00%	0.00%
Clay Township	77.6	62.6	-19.2%	1,609,773	986,012	-38.7%	2.0754	1.5742	19.05%	31.39%	5.73%	0.00%	0.00%
Dillsboro Town	42.9	37.7	-12.1%	1,013,206	755,606	-25.4%	2.3610	2.0032	18.72%	34.12%	5.73%	0.00%	0.00%
Harrison Township	187.8	155.4	-17.2%	3,521,419	2,537,491	-27.9%	1.8755	1.6325	17.69%	32.60%	5.73%	0.00%	0.00%
West Harrison Town	11.7	11.6	-1.3%	281,412	263,351	-6.4%	2.4051	2.2796	17.37%	37.19%	5.73%	0.00%	0.00%
Hogan Township	53.2	42.0	-21.0%	1,103,737	690,393	-37.4%	2.0749	1.6423	19.12%	31.56%	5.73%	0.00%	0.00%
Jackson Township	95.2	77.5	-18.6%	1,777,030	1,255,592	-29.3%	1.8657	1.6202	17.70%	32.50%	5.73%	0.00%	0.00%
Kelso Township	88.9	74.2	-16.5%	1,653,507	1,195,341	-27.7%	1.8601	1.6106	17.72%	32.46%	5.73%	0.00%	0.00%
St. Leon Town	35.3	31.0	-12.2%	654,976	497,642	-24.0%	1.8534	1.6041	17.73%	32.40%	5.73%	0.00%	0.00%
Lawrenceburg Township	107.6	89.5	-16.8%	1,844,239	1,206,918	-34.6%	1.7141	1.3485	32.95%	39.82%	5.73%	0.00%	0.00%
Lawrenceburg City-A	466.9	312.6	-33.0%	11,977,819	7,682,589	-35.9%	2.5653	2.4575	27.40%	44.90%	5.73%	0.00%	0.00%
Aurora City-Lawrenceburg Twp	17.7	18.3	3.3%	406,442	375,076	-7.7%	2.2906	2.0471	28.58%	43.27%	5.73%	0.00%	0.00%
Greendale Town-A	253.4	191.0	-24.6%	6,050,054	4,508,310	-25.5%	2.3875	2.3605	28.10%	43.82%	5.73%	0.00%	0.00%
Loagan Township	181.1	143.3	-20.8%	3,393,495	2,346,889	-30.8%	1.8742	1.6372	17.68%	32.56%	5.73%	0.00%	0.00%
Manchester Township	147.8	117.6	-20.5%	3,080,158	1,948,545	-36.7%	2.0834	1.6574	18.80%	30.89%	5.73%	0.00%	0.00%
Miller Township	585.8	459.2	-21.6%	10,928,127	7,445,725	-31.9%	1.8654	1.6214	17.70%	32.50%	5.73%	0.00%	0.00%
Sparta Township	89.3	71.2	-20.3%	1,837,082	1,149,346	-37.4%	2.0564	1.6139	18.99%	30.96%	5.73%	0.00%	0.00%
Moores Hill Town	15.1	11.7	-22.4%	332,028	221,938	-33.2%	2.1976	1.8922	18.96%	32.80%	5.73%	0.00%	0.00%
Washington Township	81.9	70.2	-14.3%	1,684,098	1,128,481	-33.0%	2.0569	1.6074	19.09%	31.22%	5.73%	0.00%	0.00%
York Township	58.4	48.5	-17.0%	1,097,518	793,074	-27.7%	1.8797	1.6363	17.71%	32.70%	5.73%	0.00%	0.00%
Greendale Town-B	17.3	9.7	-43.7%	412,792	229,588	-44.4%	2.3875	2.3605	28.10%	43.82%	5.73%	0.00%	0.00%
Lawrenceburg City-B	154.4	149.6	-3.1%	3,959,807	3,676,999	-7.1%	2.5653	2.4575	27.40%	44.90%	5.73%	0.00%	0.00%
County Totals/Averages	**3,008.6**	**2,387.1**	**-20.7%**	**64,369,798**	**45,047,107**	**-30.0%**	**2.1406**	**1.8874**	**21.15%**	**34.40%**	**5.73%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Dearborn County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Dearborn County	9,047,976	0	0	0	0	0
Caesar Creek Township	8,776	0	0	0	0	0
Center Township	33,899	0	0	0	0	0
Clay Township	13,661	0	0	0	0	0
Harrison Township	63,178	0	0	0	0	0
Hogan Township	34,368	0	0	0	0	0
Jackson Township	21,159	0	0	0	0	0
Kelso Township	15,092	0	0	0	0	0
Lawrenceburg Township	59,944	0	0	0	0	0
Logan Township	63,491	0	0	0	0	0
Manchester Township	113,804	0	0	0	0	0
Miller Township	130,843	0	0	0	0	0
Sparta Township	39,851	0	0	0	0	0
Washington Township	32,846	0	0	0	0	0
York Township	21,026	0	0	0	0	0
Lawrenceburg Civil City	5,265,374	0	0	0	0	0
Aurora Civil City	1,085,117	0	0	0	0	0
Dillsboro Civil Town	162,254	0	0	0	0	0
Greendale Civil Town	2,092,455	0	0	0	0	0
Moores Hill Civil Town	36,888	0	0	0	0	0
St. Leon Civil Town	1,521	0	0	0	0	0
West Harrison Civil Town	77,679	0	0	0	0	0
Sunman-Dearborn Community School Corporation	11,108,139	0	0	0	0	0
South Dearborn Community School Corporation	6,377,345	0	0	0	0	0
Lawrenceburg Community School Corporation	6,419,703	0	0	0	0	0
Aurora Public Library	749,625	0	0	0	0	0
Lawrenceburg Public Library	1,419,271	0	0	0	0	0
Dearborn County Solid Waste	563,410	0	0	0	0	0
Greendale Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**45,058,695**	**0**	**0**	**0**	**0**	**0**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

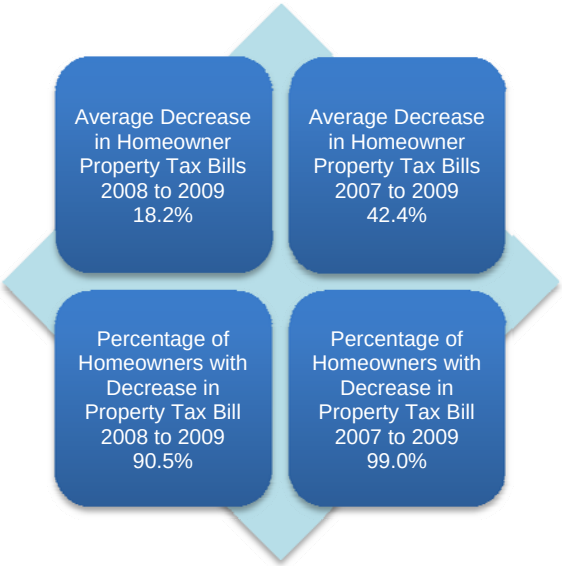
2009 DECATUR COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Decatur County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	156	2.5%	33	0.5%
10% to 19%	115	1.9%	7	0.1%
1% to 9%	296	4.8%	17	0.3%
0%	14	0.2%	2	0.0%
-1% to -9%	1,162	19.0%	42	0.7%
-10% to -19%	1,525	24.9%	149	2.4%
-20% to -29%	919	15.0%	376	6.1%
-30% to -39%	1,047	17.1%	1,370	22.4%
-40% to -49%	645	10.5%	1,871	30.5%
-50% to -59%	106	1.7%	1,694	27.6%
-60% to -69%	62	1.0%	363	5.9%
-70% to -79%	31	0.5%	104	1.7%
-80% to -89%	11	0.2%	41	0.7%
-90% to -99%	10	0.2%	19	0.3%
-100%	29	0.5%	40	0.7%
Total	6,128	100.0%	6,128	100.0%
Higher Tax Bill	567	9.3%	57	0.9%
No Change	14	0.2%	2	0.0%
Lower Tax Bill	5,547	90.5%	6,069	99.0%
Average Change in Tax Bill	-18.2%		-42.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Decatur County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-11.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-45.2%	-30.6%
State PTRC Percentage, 2008	23.5%	20.1%
Total State Homestead Credit, 2008	46.0%	39.5%
Total State Homestead Credit, 2009	9.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Decatur County decreased by 18.2%. Decatur County local governments reduced their levies substantially in 2009, which added to the tax rate reduction caused by the levy eliminations. This more than offset the loss of the high 2008 homestead credit. Decatur County did not adopt a local option income tax for property tax relief, and a few elderly Decatur County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Decatur County, as they were in most Indiana counties.

2009 Property Tax Changes:

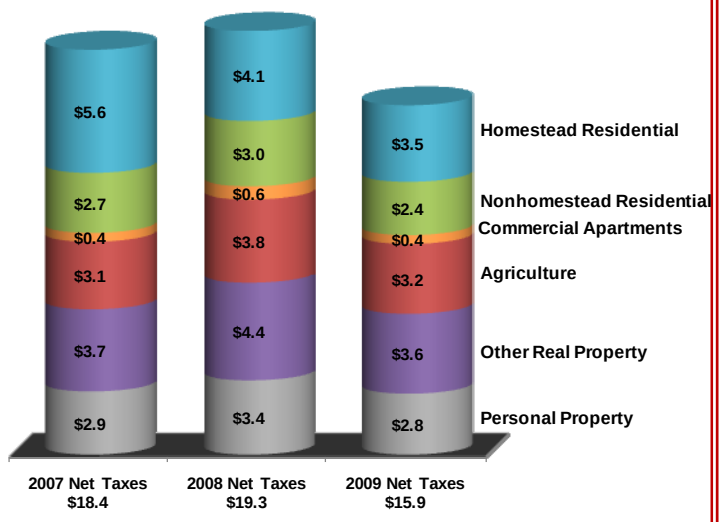
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Decatur County
(In Millions)



In Decatur County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 19.2% decline in average property tax bills. Average tax bills on commercial apartments decreased 25.5%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 15.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 17.4%. Personal property, which is largely business equipment, saw a 17.6% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Decatur County
$851

Percentage share of circuit breaker tax cap credits by cap category…

Decatur County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$26,170,507***	***$28,773,386***	***$15,719,243***	***9.9%***	***-45.4%***	***-16.6%***
State Unit	30,576	31,907	0	4.4%	-100.0%	
Decatur County	5,761,104	6,511,609	4,340,290	13.0%	-33.3%	-10.5%
Adams Township	28,219	30,034	31,879	6.4%	6.1%	6.1%
Clay Township	47,029	47,524	51,080	1.1%	7.5%	7.5%
Clinton Township	14,903	15,505	16,362	4.0%	5.5%	5.5%
Fugit Township	48,140	50,120	49,718	4.1%	-0.8%	-0.8%
Jackson Township	33,972	35,024	37,037	3.1%	5.7%	5.7%
Marion Township	26,080	27,390	25,750	5.0%	-6.0%	-6.0%
Saltcreek Township	25,026	25,958	27,390	3.7%	5.5%	5.5%
Sandcreek Township	129,144	138,333	142,071	7.1%	2.7%	2.7%
Washington Township	116,709	140,572	145,523	20.4%	3.5%	3.5%
Greensburg Civil City	3,163,206	3,333,838	2,704,491	5.4%	-18.9%	-14.9%
Milford Civil Town	5,799	0	0	-100.0%	0.0%	0.0%
Millhousen Civil Town	6,880	6,698	4,998	-2.6%	-25.4%	-25.4%
New Point Civil Town	17,266	17,399	21,316	0.8%	22.5%	22.5%
St. Paul Civil Town	8,414	35,396	36,285	320.7%	2.5%	2.5%
Westport Civil Town	161,462	162,916	176,727	0.9%	8.5%	8.5%
Decatur County Community School Corporation	7,069,043	7,318,294	3,278,710	3.5%	-55.2%	-0.3%
Greensburg Community School Corporation	8,629,985	9,905,670	3,897,961	14.8%	-60.6%	-33.5%
Greensburg Public Library	425,061	462,278	247,996	8.8%	-46.4%	-46.4%
Decatur County Contractual Library	182,999	193,742	208,371	5.9%	7.6%	7.6%
Decatur County Solid Waste Mgt. District	229,323	232,652	222,820	1.5%	-4.2%	-4.2%
Greensburg Redevelopment Commission	10,167	50,527	52,468	397.0%	3.8%	3.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Decatur County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	69.0	60.9	-11.8%	1,203,290	645,204	-46.4%	1.7439	1.0599	28.51%	47.41%	9.12%	0.58%	1.08%
St. Paul Town-Adams Township	12.5	9.7	-22.4%	251,907	137,516	-45.4%	2.0084	1.4125	27.29%	50.31%	9.12%	0.20%	0.36%
Clay Township	82.7	78.1	-5.6%	1,457,155	841,119	-42.3%	1.7613	1.0774	28.38%	47.52%	9.12%	3.62%	6.49%
Clinton Township	36.0	32.7	-9.1%	629,331	347,531	-44.8%	1.7476	1.0620	28.50%	47.48%	9.12%	1.48%	2.95%
Fugit Township	146.3	128.8	-12.0%	2,543,829	1,353,205	-46.8%	1.7389	1.0506	28.37%	46.86%	9.12%	0.61%	1.13%
Jackson Township	62.4	57.3	-8.1%	1,098,164	617,233	-43.8%	1.7609	1.0766	28.35%	47.43%	9.12%	2.46%	4.96%
Marion Township-South	43.3	38.9	-10.2%	751,215	406,565	-45.9%	1.7337	1.0452	28.41%	46.84%	9.12%	0.83%	1.59%
Marion Township North	49.3	37.3	-24.4%	969,409	401,641	-58.6%	1.9657	1.0770	21.71%	41.78%	9.12%	0.27%	0.70%
Millhousen Town-Marion Township	4.5	3.7	-16.6%	83,131	43,114	-48.1%	1.8639	1.1585	27.80%	48.52%	9.12%	0.36%	0.63%
Saltcreek Township	55.5	46.7	-15.9%	971,297	497,820	-48.7%	1.7487	1.0660	28.47%	47.43%	9.12%	1.47%	3.07%
New Point Town	5.4	6.6	20.8%	111,490	89,926	-19.3%	2.0514	1.3698	26.92%	50.13%	9.12%	9.86%	18.69%
Sandcreek Township	69.8	60.9	-12.8%	1,308,587	738,954	-43.5%	1.8741	1.2137	27.08%	46.69%	9.12%	1.47%	2.97%
Westport Town	32.8	26.5	-19.2%	740,413	464,575	-37.3%	2.2551	1.7505	25.79%	50.58%	9.12%	4.34%	7.28%
Washington Township	186.7	161.3	-13.6%	3,752,187	1,824,879	-51.4%	2.0097	1.1314	21.72%	42.50%	9.12%	18.43%	41.59%
Greensburg City	467.3	423.2	-9.4%	12,784,921	7,305,752	-42.9%	2.7358	1.7263	19.84%	46.02%	9.12%	4.25%	8.65%
Adams/Greensburg	0.0	0.0	0.0%	0	773		0.0000	1.6905	0.00%	0.00%	9.12%	0.00%	0.00%
Clay-Greensburg	0.0	0.1	0.0%	0	997		0.0000	1.7007	0.00%	0.00%	9.12%	0.00%	0.00%
County Totals/Averages	**1,323.7**	**1,172.7**	**-11.4%**	**28,656,327**	**15,716,804**	**-45.2%**	**2.1643**	**1.3404**	**23.53%**	**45.96%**	**9.12%**	**4.78%**	**9.68%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Decatur County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Decatur County	4,340,290	0	0	0	216	216
Adams Township	31,879	0	0	0	1	1
Clay Township	51,080	0	0	0	4	4
Clinton Township	16,362	0	0	0	0	0
Fugit Township	49,718	0	0	0	0	0
Jackson Township	37,037	0	0	0	1	1
Marion Township	25,750	0	0	0	0	0
Saltcreek Township	27,390	0	0	0	2	2
Sandcreek Township	142,071	0	0	0	31	31
Washington Township	145,523	0	0	0	0	0
Greensburg Civil City	2,704,491	0	0	0	103	103
Milford Civil Town	0	0	0	0	0	0
Millhousen Civil Town	4,998	0	0	0	0	0
New Point Civil Town	21,316	0	0	0	23	23
St. Paul Civil Town	36,285	0	0	0	13	13
Westport Civil Town	176,727	0	0	0	70	70
Decatur County Community School Corporation	3,278,710	0	0	0	252	252
Greensburg Community School Corporation	3,897,961	0	0	0	101	101
Greensburg Public Library	247,996	0	0	0	9	9
Decatur County Contractual Library	208,371	0	0	0	12	12
Decatur County Solid Waste Management	222,820	0	0	0	11	11
Greensburg Redevelopment Commission	52,468	0	0	0	2	2
Total - All Taxing Units	**15,719,243**	**0**	**0**	**0**	**851**	**851**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

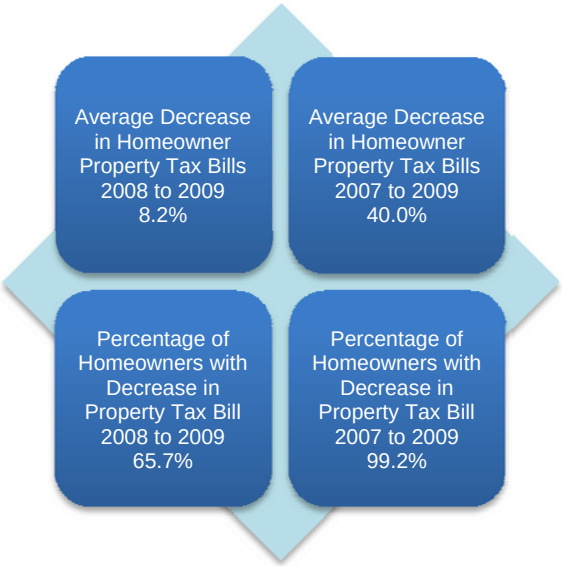
2009 DeKalb County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
DeKalb County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	505	5.0%	36	0.4%
10% to 19%	1,399	13.7%	17	0.2%
1% to 9%	1,587	15.6%	24	0.2%
0%	11	0.1%	9	0.1%
-1% to -9%	2,098	20.6%	52	0.5%
-10% to -19%	1,824	17.9%	241	2.4%
-20% to -29%	801	7.9%	1,587	15.6%
-30% to -39%	418	4.1%	3,056	30.0%
-40% to -49%	871	8.5%	2,327	22.8%
-50% to -59%	409	4.0%	1,399	13.7%
-60% to -69%	140	1.4%	947	9.3%
-70% to -79%	50	0.5%	356	3.5%
-80% to -89%	17	0.2%	61	0.6%
-90% to -99%	15	0.1%	31	0.3%
-100%	57	0.6%	59	0.6%
Total	10,202	100.0%	10,202	100.0%
Higher Tax Bill	3,491	34.2%	77	0.8%
No Change	11	0.1%	9	0.1%
Lower Tax Bill	6,700	65.7%	10,116	99.2%
Average Change in Tax Bill	-8.2%		-40.0%	

Note: Percentages may not total due to rounding.

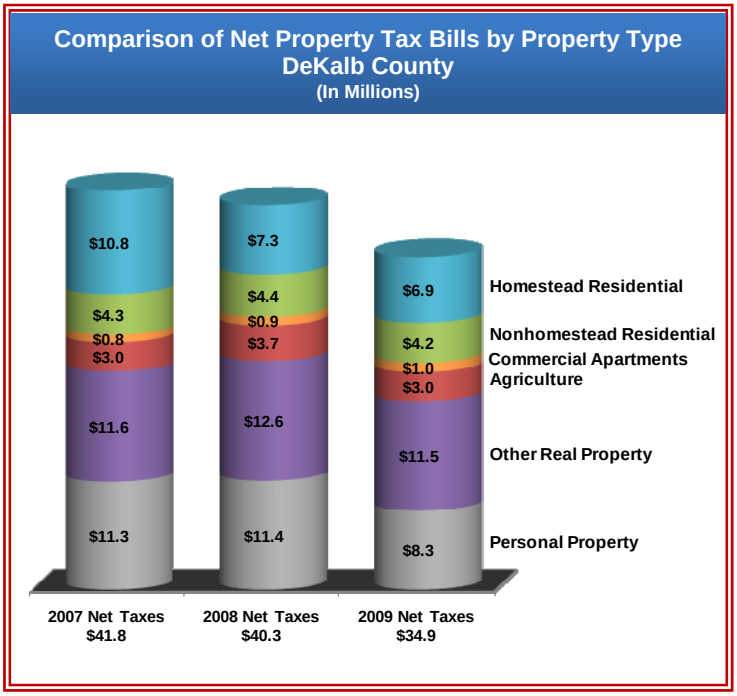
Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	DeKalb County	State Average
Net Assessed Value, 2008 to 2009 (% change)	3.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.3%	-30.6%
State PTRC Percentage, 2008	21.9%	20.1%
Total State Homestead Credit, 2008	44.1%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in DeKalb County decreased by 8.2%. DeKalb County was one of the few counties to see an increase in assessed value in 2009, despite the new 35% supplemental homestead deduction. The higher assessed values reduced DeKalb County tax rates by more than the state average. DeKalb County taxpayers saw larger-than-average homestead credits in 2008. The loss of this tax relief was not enough to offset the lower tax rates, so average homeowner tax bills fell in 2009. DeKalb County did not adopt a local option income tax for property tax relief, and no DeKalb County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes

were substantially lower in 2009 compared to 2007 in DeKalb County, as they were in almost all Indiana counties.



In DeKalb County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 4.5% decline in average property tax bills. Average tax bills on commercial apartments increased 11.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 18.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 8.7%. Personal property, which is largely business equipment, saw a 27.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

DeKalb County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$49,005,906***	***$52,192,597***	***$35,776,593***	***6.5%***	***-31.5%***	***1.2%***
State Unit	48,062	49,998	0	4.0%	-100.0%	
DeKalb County	9,552,283	9,974,646	7,203,265	4.4%	-27.8%	2.4%
Butler Township	31,707	33,735	35,076	6.4%	4.0%	4.0%
Concord Township	31,526	23,722	24,290	-24.8%	2.4%	2.4%
Fairfield Township	85,740	75,294	71,328	-12.2%	-5.3%	-5.3%
Franklin Township	38,068	40,091	40,635	5.3%	1.4%	1.4%
Grant Township	70,301	72,156	73,137	2.6%	1.4%	1.4%
Jackson Township	70,998	75,655	72,506	6.6%	-4.2%	-4.2%
Keyser Township	20,642	22,385	23,407	8.4%	4.6%	4.6%
Newville Township	13,132	13,730	14,199	4.6%	3.4%	3.4%
Richland Township	22,003	21,945	23,593	-0.3%	7.5%	7.5%
Smithfield Township	44,553	45,359	47,188	1.8%	4.0%	4.0%
Spencer Township	83,916	62,861	61,596	-25.1%	-2.0%	-2.0%
Stafford Township	9,395	12,999	12,519	38.4%	-3.7%	-3.7%
Troy Township	8,620	12,072	12,093	40.0%	0.2%	0.2%
Union Township	49,488	56,807	58,581	14.8%	3.1%	3.1%
Wilmington Township	95,642	96,995	80,084	1.4%	-17.4%	-17.4%
Auburn Civil City	3,858,989	4,354,801	4,336,035	12.8%	-0.4%	0.7%
Garrett Civil City	1,426,896	1,413,051	1,460,256	-1.0%	3.3%	4.7%
Butler Civil City	1,015,966	920,658	1,078,218	-9.4%	17.1%	18.0%
Altona Civil Town	19,560	21,778	22,075	11.3%	1.4%	1.4%
Ashley Civil Town	366,042	374,744	402,516	2.4%	7.4%	7.4%
Corunna Civil Town	62,692	65,938	67,831	5.2%	2.9%	2.9%
St. Joe Civil Town	35,109	73,453	73,836	109.2%	0.5%	0.5%
Waterloo Civil Town	638,183	650,191	779,625	1.9%	19.9%	19.9%
Hamilton Civil Town	25,173	26,171	23,593	4.0%	-9.9%	-9.9%
DeKalb County Eastern Community School Corp.	7,030,130	7,856,931	4,567,651	11.8%	-41.9%	-0.1%
Garrett-Keyser-Butler Community School Corp.	5,882,645	5,963,909	3,460,550	1.4%	-42.0%	4.7%
DeKalb County Central United School Corp.	16,316,939	17,511,279	9,688,216	7.3%	-44.7%	-3.6%
Hamilton Community School Corporation	506,151	598,871	233,968	18.3%	-60.9%	-2.9%
Auburn-Eckhart Public Library	561,201	677,629	695,896	20.7%	2.7%	2.7%
Butler Carnegie Public Library	165,787	153,621	192,054	-7.3%	25.0%	25.0%
Garrett Public Library	376,590	412,215	424,251	9.5%	2.9%	2.9%
Waterloo Public Library	171,037	178,950	201,407	4.6%	12.5%	12.5%
Northeast Indiana Solid Waste Mgt. District	196,252	206,243	215,118	5.1%	4.3%	4.3%
DeKalb County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Garrett City Redevelopment Commission	15,536	40,344	0	159.7%	-100.0%	-100.0%
Auburn Redevelopment Commission	58,952	1,370	0	-97.7%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

DeKalb County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Butler Township	93.8	79.4	-15.4%	1,995,267	1,192,680	-40.2%	2.1280	1.5030	22.78%	42.75%	7.89%	12.70%	22.52%
Concord Township	43.9	38.4	-12.6%	1,061,049	405,071	-61.8%	2.4187	1.0561	21.21%	40.14%	7.89%	12.70%	22.52%
St. Joe Town	10.7	8.5	-20.7%	329,882	161,336	-51.1%	3.0790	1.8999	20.41%	44.81%	7.89%	12.70%	22.52%
Fairfield Township	67.8	58.3	-14.1%	1,396,189	829,245	-40.6%	2.0583	1.4230	23.12%	41.79%	7.89%	12.70%	22.52%
Franklin Township	55.6	51.3	-7.7%	843,526	428,281	-49.2%	1.5174	0.8346	29.73%	49.20%	7.89%	12.70%	22.52%
Hamilton Town	6.9	5.7	-16.9%	127,779	68,619	-46.3%	1.8510	1.1965	26.77%	49.43%	7.89%	12.70%	22.52%
Grant Township	62.8	54.5	-13.2%	1,361,062	860,301	-36.8%	2.1662	1.5778	23.03%	43.32%	7.89%	12.70%	22.52%
Waterloo Town-Grant Township	67.7	59.8	-11.6%	2,045,582	1,695,260	-17.1%	3.0231	2.8342	21.34%	48.29%	7.89%	12.70%	22.52%
Jackson Township	158.1	129.9	-17.9%	3,147,717	1,754,111	-44.3%	1.9910	1.3506	23.60%	41.86%	7.89%	12.70%	22.52%
Auburn City-Jackson Township	46.9	48.4	3.1%	1,277,394	1,065,325	-16.6%	2.7209	2.2003	21.40%	45.82%	7.89%	12.70%	22.52%
Keyser Township	53.8	48.2	-10.4%	1,136,880	714,763	-37.1%	2.1115	1.4814	22.82%	42.60%	7.89%	12.70%	22.52%
Auburn City-Keyser Township	28.4	45.4	59.7%	780,904	1,005,149	28.7%	2.7456	2.2135	21.02%	45.60%	7.89%	12.70%	22.52%
Garrett City	215.5	187.8	-12.9%	5,943,451	4,225,313	-28.9%	2.7583	2.2502	21.06%	45.84%	7.89%	12.70%	22.52%
Altona Town	3.7	3.0	-19.3%	100,125	66,241	-33.8%	2.6804	2.1962	21.81%	47.08%	7.89%	12.70%	22.52%
Newville Township	24.5	22.1	-9.9%	595,697	235,291	-60.5%	2.4270	1.0638	21.20%	40.23%	7.89%	12.70%	22.52%
Richland Township	55.7	48.6	-12.7%	1,104,562	654,346	-40.8%	1.9843	1.3465	23.80%	42.26%	7.89%	12.70%	22.52%
Corunna Town	4.9	4.1	-15.7%	163,131	123,183	-24.5%	3.3137	2.9694	21.01%	49.50%	7.89%	12.70%	22.52%
Smithfield Township	68.4	60.6	-11.4%	1,366,435	824,261	-39.7%	1.9991	1.3610	23.71%	42.31%	7.89%	12.70%	22.52%
Ashley Town	35.8	33.5	-6.4%	1,080,675	842,755	-22.0%	3.0203	2.5171	20.97%	47.30%	7.89%	12.70%	22.52%
Waterloo Town-Smithfield Twp	0.8	0.6	-26.3%	23,101	15,945	-31.0%	3.0237	2.8329	21.33%	48.27%	7.89%	12.70%	22.52%
Spencer Township	89.8	84.8	-5.5%	2,191,323	909,376	-58.5%	2.4412	1.0723	21.24%	40.51%	7.89%	12.70%	22.52%
Stafford Township	19.5	19.1	-2.3%	475,798	203,069	-57.3%	2.4378	1.0654	21.00%	39.85%	7.89%	12.70%	22.52%
Troy Township	18.1	16.5	-8.6%	441,049	177,393	-59.8%	2.4379	1.0728	20.98%	39.80%	7.89%	12.70%	22.52%
Union Township	50.5	41.9	-17.0%	1,039,060	601,198	-42.1%	2.0592	1.4356	23.38%	42.49%	7.89%	12.70%	22.52%
Auburn City-Union Township	565.9	473.4	-16.4%	15,367,324	10,387,783	-32.4%	2.7155	2.1945	21.40%	45.78%	7.89%	12.70%	22.52%
Wilmington Township	104.2	410.5	293.8%	2,550,813	4,176,155	63.7%	2.4471	1.0174	20.96%	39.88%	7.89%	12.70%	22.52%
Butler City	106.5	102.2	-4.0%	3,613,297	2,307,274	-36.1%	3.3942	2.2579	19.83%	45.58%	7.89%	12.70%	22.52%
Auburn City - Grant Township	0.0	0.0	14.0%	691	638	-7.6%	2.7336	2.2165	21.93%	44.93%	7.89%	12.70%	22.52%
County Totals/Averages	**2,060.2**	**2,136.4**	**3.7%**	**51,559,762**	**35,930,363**	**-30.3%**	**2.5053**	**1.6797**	**21.87%**	**44.12%**	**7.89%**	**12.70%**	**22.52%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

DeKalb County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
DeKalb County	7,203,265	0	0	0	0	0
Butler Township	35,076	0	0	0	0	0
Concord Township	24,290	0	0	0	0	0
Fairfield Township	71,328	0	0	0	0	0
Franklin Township	40,635	0	0	0	0	0
Grant Township	73,137	0	0	0	0	0
Jackson Township	72,506	0	0	0	0	0
Keyser Township	23,407	0	0	0	0	0
Newville Township	14,199	0	0	0	0	0
Richland Township	23,593	0	0	0	0	0
Smithfield Township	47,188	0	0	0	0	0
Spencer Township	61,596	0	0	0	0	0
Stafford Township	12,519	0	0	0	0	0
Troy Township	12,093	0	0	0	0	0
Union Township	58,581	0	0	0	0	0
Wilmington Township	80,084	0	0	0	0	0
Auburn Civil City	4,336,035	0	0	0	0	0
Garrett Civil City	1,460,256	0	0	0	0	0
Butler Civil City	1,078,218	0	0	0	0	0
Altona Civil Town	22,075	0	0	0	0	0
Ashley Civil Town	402,516	0	0	0	0	0
Corunna Civil Town	67,831	0	0	0	0	0
St. Joe Civil Town	73,836	0	0	0	0	0
Waterloo Civil Town	779,625	0	0	0	0	0
Hamilton Civil Town	23,593	0	0	0	0	0
DeKalb County Eastern Com. School Corporation	4,567,651	0	0	0	0	0
Garrett-Keyser-Butler Com. School Corporation	3,460,550	0	0	0	0	0
DeKalb County Central United School Corporation	9,688,216	0	0	0	0	0
Hamilton Community School Corporation	233,968	0	0	0	0	0
Auburn-Eckhart Public Library	695,896	0	0	0	0	0
Butler Carnegie Public Library	192,054	0	0	0	0	0
Garrett Public Library	424,251	0	0	0	0	0
Waterloo Public Library	201,407	0	0	0	0	0
Northeast Indiana Solid Waste Management	215,118	0	0	0	0	0
DeKalb County Redevelopment Commission	0	0	0	0	0	0
Garrett City Redevelopment Commission	0	0	0	0	0	0
Auburn Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**35,776,593**	**0**	**0**	**0**	**0**	**0**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

2009 DELAWARE COUNTY PROPERTY TAX REPORT

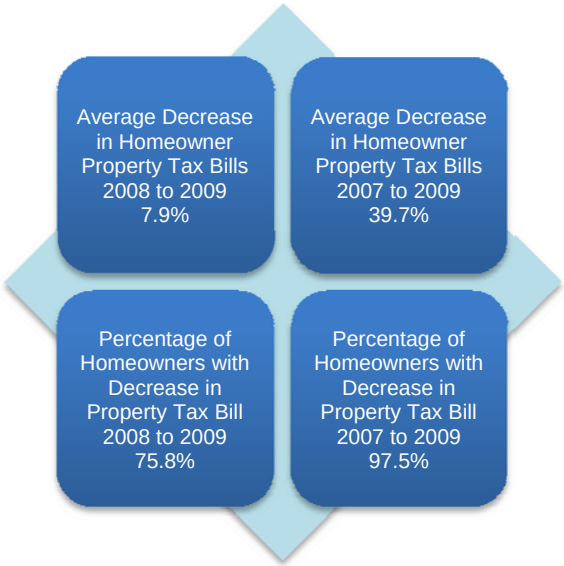
WITH COMPARISONS TO 2007 AND 2008

Indiana County Property Tax Studies

Legislative Services Agency November 2009

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Delaware County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,228	4.5%	146	0.5%
10% to 19%	2,012	7.3%	47	0.2%
1% to 9%	2,969	10.8%	87	0.3%
0%	434	1.6%	420	1.5%
-1% to -9%	4,605	16.7%	263	1.0%
-10% to -19%	6,841	24.9%	820	3.0%
-20% to -29%	3,795	13.8%	3,123	11.4%
-30% to -39%	1,924	7.0%	6,217	22.6%
-40% to -49%	709	2.6%	7,277	26.5%
-50% to -59%	437	1.6%	4,617	16.8%
-60% to -69%	387	1.4%	1,462	5.3%
-70% to -79%	353	1.3%	692	2.5%
-80% to -89%	256	0.9%	568	2.1%
-90% to -99%	197	0.7%	389	1.4%
-100%	1349	4.9%	1368	5.0%
Total	27,496	100.0%	27,496	100.0%
Higher Tax Bill	6,209	22.6%	280	1.0%
No Change	434	1.6%	420	1.5%
Lower Tax Bill	20,853	75.8%	26,796	97.5%
Average Change in Tax Bill	-7.9%		-39.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Delaware County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.5%	-30.6%
State PTRC Percentage, 2008	19.7%	20.1%
Total State Homestead Credit, 2008	43.9%	39.5%
Total State Homestead Credit, 2009	7.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Delaware County decreased by 7.9%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, more than offset the elimination of the property tax replacement credits and the state homestead credits. Delaware County did not adopt a local option income tax for property tax relief, and few Delaware County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Delaware County, as they were in almost all Indiana counties.

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State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

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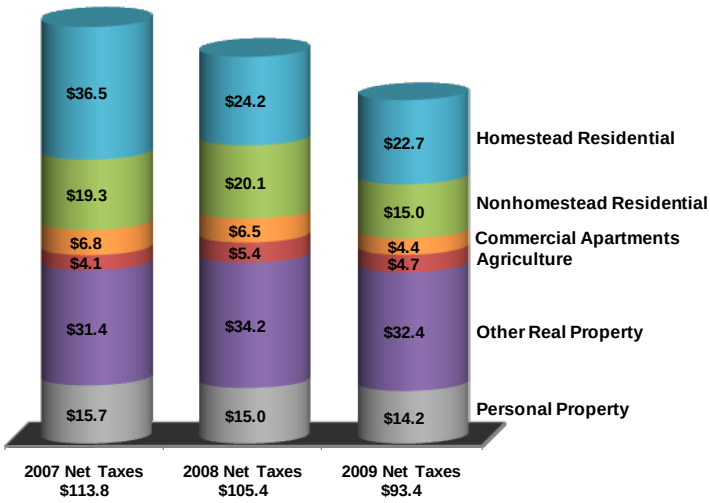
Comparison of Net Property Tax Bills by Property Type
Delaware County
(In Millions)



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Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Delaware County
$12,599,804

Percentage share of circuit breaker tax cap credits by cap category…

Delaware County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$145,156,946***	***$150,025,223***	***$104,644,926***	***3.4%***	***-30.2%***	***3.3%***
State Unit	93,867	94,741	0	0.9%	-100.0%	
Delaware County	29,665,866	35,267,384	20,797,635	18.9%	-41.0%	5.7%
Center Township	2,281,941	2,375,924	2,463,080	4.1%	3.7%	3.7%
Delaware Township	50,066	51,723	51,745	3.3%	0.0%	0.0%
Hamilton Township	186,796	194,036	182,548	3.9%	-5.9%	-5.9%
Harrison Township	77,129	78,397	76,001	1.6%	-3.1%	-3.1%
Liberty Township	105,107	112,860	70,344	7.4%	-37.7%	-37.7%
Monroe Township	158,556	144,260	156,370	-9.0%	8.4%	8.4%
Mt. Pleasant Township	337,637	301,185	241,077	-10.8%	-20.0%	-20.0%
Niles Township	36,478	37,437	39,265	2.6%	4.9%	4.9%
Perry Township	29,796	31,019	30,018	4.1%	-3.2%	-3.2%
Salem Township	98,361	105,106	107,240	6.9%	2.0%	2.0%
Union Township	45,649	47,409	48,782	3.9%	2.9%	2.9%
Washington Township	28,505	33,495	34,778	17.5%	3.8%	3.8%
Muncie Civil City	25,286,888	24,651,423	24,646,888	-2.5%	0.0%	10.8%
Albany Civil Town	275,279	287,563	301,518	4.5%	4.9%	4.9%
Eaton Civil Town	289,736	299,254	315,470	3.3%	5.4%	5.4%
Gaston Civil Town	159,966	176,769	188,352	10.5%	6.6%	6.6%
Selma Civil Town	92,648	95,907	98,919	3.5%	3.1%	3.1%
Yorktown Civil Town	1,721,583	2,080,259	2,132,485	20.8%	2.5%	2.5%
Chesterfield Civil Town	56,522	57,023	72,946	0.9%	27.9%	27.9%
Daleville Civil Town	254,988	262,113	273,913	2.8%	4.5%	4.5%
Delaware Community School Corporation	9,331,754	9,625,246	4,609,504	3.1%	-52.1%	-18.1%
Wes-Del Community School Corporation	3,505,741	3,699,047	1,794,975	5.5%	-51.5%	-0.7%
Liberty-Perry Community School Corporation	3,826,862	3,876,916	2,373,159	1.3%	-38.8%	6.1%
Cowan Community School Corporation	2,548,042	2,502,855	1,563,152	-1.8%	-37.5%	6.6%
Mt. Pleasant Twp Community School Corp.	9,812,480	10,201,955	6,256,019	4.0%	-38.7%	12.1%
Daleville Community Schools	3,106,225	3,474,274	2,123,435	11.8%	-38.9%	5.1%
Muncie Community School Corporation	35,160,065	33,480,121	17,201,568	-4.8%	-48.6%	-1.6%
Muncie Public Library	3,874,548	4,051,223	3,989,813	4.6%	-1.5%	-1.5%
Yorktown - Mt Pleasant Library	380,547	396,816	412,441	4.3%	3.9%	3.9%
Muncie Sanitary District	7,433,713	7,497,736	7,731,045	0.9%	3.1%	3.1%
Muncie Public Transportation	3,512,222	2,979,782	3,457,378	-15.2%	16.0%	16.0%
Delaware Airport	543,646	556,605	560,435	2.4%	0.7%	0.7%
East Central Indiana Solid Waste Mgt. District	226,845	232,905	242,628	2.7%	4.2%	4.2%
Delaware County Redevelopment	393,818	438,299	0	11.3%	-100.0%	-100.0%
Town Of Yorktown Redevelopment	7,519	13,433	0	78.7%	-100.0%	-100.0%
Muncie Redevelopment Commission	159,555	212,723	0	33.3%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Delaware County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	45.4	38.2	-15.8%	1,465,374	853,921	-41.7%	3.2277	2.2347	20.01%	40.67%	7.14%	9.33%	16.79%
Center Township - Muncie Sanitary	133.2	116.0	-12.9%	4,738,644	3,032,993	-36.0%	3.5580	2.6151	19.48%	41.86%	7.14%	9.33%	16.79%
Muncie City - Center Township	1755.4	1612.9	-8.1%	84,296,195	64,269,098	-23.8%	4.8021	3.9848	19.14%	47.44%	7.14%	9.33%	16.79%
Delaware Township	89.3	79.0	-11.5%	2,379,148	1,299,964	-45.4%	2.6656	1.6458	21.29%	41.78%	7.14%	9.33%	16.79%
Albany Town - Delaware Township	44.9	39.0	-13.2%	1,415,701	879,839	-37.9%	3.1508	2.2564	20.49%	44.33%	7.14%	9.33%	16.79%
Hamilton Township	183.4	146.6	-20.1%	4,926,973	2,456,813	-50.1%	2.6859	1.6760	21.09%	41.47%	7.14%	9.33%	16.79%
Hamilton Twp - Muncie Sanitary	95.0	67.6	-28.8%	2,865,348	1,390,249	-51.5%	3.0162	2.0564	20.34%	42.80%	7.14%	9.33%	16.79%
Harrison Township	129.9	109.5	-15.7%	3,072,401	1,615,444	-47.4%	2.3645	1.4755	23.33%	42.63%	7.14%	9.33%	16.79%
Harrison Twp - Muncie Sanitary	60.1	47.2	-21.5%	1,620,661	875,671	-46.0%	2.6948	1.8559	22.21%	44.00%	7.14%	9.33%	16.79%
Liberty Township	133.6	105.9	-20.7%	3,574,861	2,028,602	-43.3%	2.6756	1.9153	20.94%	40.82%	7.14%	9.33%	16.79%
Selma Town	18.6	15.6	-16.3%	583,374	390,533	-33.1%	3.1362	2.5098	20.36%	43.73%	7.14%	9.33%	16.79%
Monroe Township	129.1	100.1	-22.4%	3,696,101	2,236,475	-39.5%	2.8639	2.2343	19.52%	38.96%	7.14%	9.33%	16.79%
Monroe Township - Muncie Sanitary	10.4	7.1	-31.1%	330,747	186,599	-43.6%	3.1942	2.6147	18.98%	40.47%	7.14%	9.33%	16.79%
Mt Pleasant Township	106.4	84.9	-20.2%	2,872,546	1,758,988	-38.8%	2.6990	2.0714	20.86%	40.66%	7.14%	9.33%	16.79%
Mt Pleasant Twp - Muncie Sanitary	73.1	55.4	-24.2%	2,213,619	1,357,505	-38.7%	3.0293	2.4518	20.13%	42.08%	7.14%	9.33%	16.79%
Muncie City - Mt Pleasant Township	55.9	54.2	-3.0%	2,564,323	2,259,906	-11.9%	4.5882	4.1695	18.84%	47.71%	7.14%	9.33%	16.79%
Yorktown Town	229.8	169.9	-26.1%	7,182,999	4,590,723	-36.1%	3.1260	2.7019	19.52%	41.34%	7.14%	9.33%	16.79%
Niles Township	56.7	52.0	-8.3%	1,515,672	861,702	-43.1%	2.6739	1.6574	21.39%	42.12%	7.14%	9.33%	16.79%
Albany Town - Niles Township	10.5	7.6	-28.1%	334,679	173,421	-48.2%	3.1808	2.2911	20.43%	44.40%	7.14%	9.33%	16.79%
Perry Township	84.5	71.7	-15.1%	2,220,678	1,357,574	-38.9%	2.6295	1.8942	21.25%	41.08%	7.14%	9.33%	16.79%
Salem Township	110.5	94.4	-14.6%	3,436,891	2,076,253	-39.6%	3.1107	2.1996	19.59%	38.19%	7.14%	9.33%	16.79%
Union Township	54.7	51.2	-6.4%	1,471,443	855,508	-41.9%	2.6880	1.6694	21.30%	42.05%	7.14%	9.33%	16.79%
Eaton Town	31.8	25.7	-19.1%	1,144,281	732,895	-36.0%	3.6036	2.8538	19.56%	45.09%	7.14%	9.33%	16.79%
Washington Township	66.0	57.6	-12.8%	1,564,386	853,535	-45.4%	2.3694	1.4822	23.37%	42.83%	7.14%	9.33%	16.79%
Gaston Town	16.4	12.6	-23.0%	563,751	370,128	-34.3%	3.4469	2.9390	21.18%	47.92%	7.14%	9.33%	16.79%
Daleville Town	51.1	42.6	-16.6%	1,830,063	1,181,817	-35.4%	3.5824	2.7752	19.09%	40.73%	7.14%	9.33%	16.79%
Chesterfield Town	7.6	7.2	-5.1%	289,031	226,175	-21.7%	3.8232	3.1511	18.96%	41.96%	7.14%	9.33%	16.79%
Hamilton Sanitary Muncie	15.7	16.9	7.1%	732,239	650,882	-11.1%	4.6522	3.8613	18.90%	48.30%	7.14%	9.33%	16.79%
Liberty Muncie	1.0	1.7	79.6%	44,922	71,946	60.2%	4.6396	4.1368	18.82%	47.95%	7.14%	9.33%	16.79%
Muncie Annex	8.3	8.7	5.9%	397,020	348,075	-12.3%	4.8122	3.9848	19.13%	47.46%	7.14%	9.33%	16.79%
Mt. Pleasant-Muncie-County TIF	2.7	2.6	-2.4%	122,082	108,084	-11.5%	4.5983	4.1695	18.83%	47.74%	7.14%	9.33%	16.79%
Yorktown Annex	104.6	81.0	-22.6%	3,306,612	2,205,737	-33.3%	3.1603	2.7243	19.39%	41.29%	7.14%	9.33%	16.79%
Muncie Phase In 1	7.3	7.4	1.1%	301,784	266,753	-11.6%	4.1392	3.6196	19.13%	47.46%	7.14%	9.33%	16.79%
Muncie Phase In 2	2.9	2.7	-7.6%	119,585	96,674	-19.2%	4.1392	3.6196	19.13%	47.46%	7.14%	9.33%	16.79%
Yorktown Sanitary	76.4	52.3	-31.6%	2,666,899	1,623,175	-39.1%	3.4906	3.1047	18.90%	42.43%	7.14%	9.33%	16.79%
County Totals/Averages	**4,002.0**	**3,444.7**	**-13.9%**	**151,861,032**	**105,543,654**	**-30.5%**	**3.8005**	**3.0622**	**19.69%**	**43.86%**	**7.14%**	**9.33%**	**16.79%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Delaware County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Delaware County	20,797,635	11,177	1,117,386	656,041	1,313	1,785,916
Center Township	2,463,080	2,083	198,056	113,317	113	313,568
Delaware Township	51,745	0	0	0	0	0
Hamilton Township	182,548	0	7	117	56	180
Harrison Township	76,001	0	0	0	0	0
Liberty Township	70,344	0	9	54	1	65
Monroe Township	156,370	0	18	0	0	18
Mt. Pleasant Township	241,077	3	2,310	1,429	17	3,760
Niles Township	39,265	0	0	0	0	0
Perry Township	30,018	0	0	0	8	8
Salem Township	107,240	0	224	0	0	224
Union Township	48,782	0	280	0	0	280
Washington Township	34,778	0	143	0	0	143
Muncie Civil City	24,646,888	26,736	2,579,286	1,574,609	1,328	4,181,959
Albany Civil Town	301,518	0	0	0	0	0
Eaton Civil Town	315,470	0	10,989	0	0	10,989
Gaston Civil Town	188,352	0	9,453	0	0	9,453
Selma Civil Town	98,919	0	123	0	42	164
Yorktown Civil Town	2,132,485	50	29,697	0	150	29,897
Chesterfield Civil Town	72,946	0	0	0	0	0
Daleville Civil Town	273,913	0	4,507	0	0	4,507
Delaware Community School Corporation	4,609,504	0	9,409	14,452	624	24,485
Wes-Del Community School Corporation	1,794,975	0	5,042	0	0	5,042
Liberty-Perry Community School Corporation	2,373,159	0	553	3,142	316	4,011
Cowan Community School Corporation	1,563,152	0	183	0	0	183
Mt. Pleasant Township Community School Corp	6,256,019	90	106,366	81,534	393	188,384
Daleville Community Schools	2,123,435	0	10,352	0	0	10,352
Muncie Community School Corporation	17,201,568	17,840	1,684,462	970,509	909	2,673,720
Muncie Public Library	3,989,813	3,968	384,223	233,846	202	622,239
Yorktown - Mt Pleasant Library	412,441	7	3,933	0	29	3,968
Muncie Sanitary	7,731,045	6,986	677,586	410,082	641	1,095,295
Muncie Public Transportation	3,457,378	3,750	362,164	221,000	186	587,101
Delaware Airport	560,435	300	30,005	17,616	35	47,956
Chesterfield Park	0	0	0	0	0	0
East Central Indiana Solid Waste	242,628	130	13,024	7,647	15	20,816
Delaware County Redevelopment	0	0	0	0	0	0
Town of Yorktown Redevelopment	0	0	0	0	0	0
Muncie Redevelopment Commission	0	0	0	0	0	0
TIF Districts	6,873,230	97	582,817	392,207	0	975,121
Total - All Taxing Units & TIF	**111,518,156**	**73,218**	**7,822,605**	**4,697,601**	**6,379**	**12,599,804**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

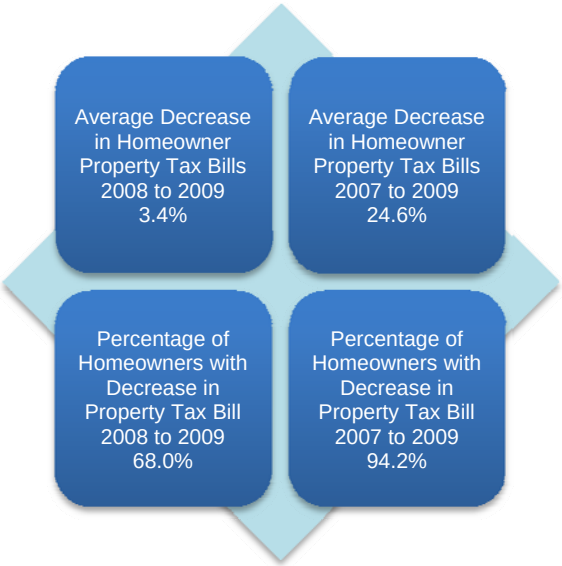
2009 DUBOIS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Dubois County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	511	4.6%	293	2.6%
10% to 19%	732	6.6%	112	1.0%
1% to 9%	2,267	20.4%	207	1.9%
0%	42	0.4%	35	0.3%
-1% to -9%	2,171	19.6%	373	3.4%
-10% to -19%	3,003	27.1%	1,638	14.8%
-20% to -29%	1,086	9.8%	3,555	32.0%
-30% to -39%	663	6.0%	2,620	23.6%
-40% to -49%	180	1.6%	1,403	12.6%
-50% to -59%	110	1.0%	389	3.5%
-60% to -69%	95	0.9%	142	1.3%
-70% to -79%	72	0.6%	117	1.1%
-80% to -89%	38	0.3%	69	0.6%
-90% to -99%	21	0.2%	36	0.3%
-100%	105	0.9%	107	1.0%
Total	11,096	100.0%	11,096	100.0%
Higher Tax Bill	3,510	31.6%	612	5.5%
No Change	42	0.4%	35	0.3%
Lower Tax Bill	7,544	68.0%	10,449	94.2%
Average Change in Tax Bill	-3.4%		-24.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Dubois County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.5%	-30.6%
State PTRC Percentage, 2008	21.4%	20.1%
Total State Homestead Credit, 2008	35.8%	39.5%
Total State Homestead Credit, 2009	7.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Dubois County decreased by 3.4%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Dubois County did not adopt a local option income tax for property tax relief, and few Dubois County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Dubois County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

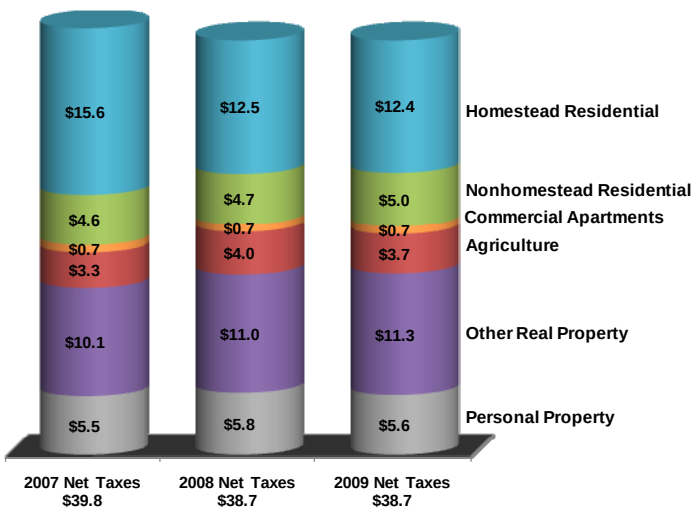
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Dubois County
(In Millions)



In Dubois County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 6.4% increase in average property tax bills. There was no significant change in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.5% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 2.7%. Personal property, which is largely business equipment, saw a 3.4% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Dubois County
$4,506

Percentage share of circuit breaker tax cap credits by cap category…

Dubois County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$51,497,627***	***$54,491,743***	***$37,840,362***	***5.8%***	***-30.6%***	***1.2%***
State Unit	49,110	51,414	0	4.7%	-100.0%	
Dubois County	6,820,243	7,472,095	6,001,216	9.6%	-19.7%	1.1%
Bainbridge Township	79,676	82,572	85,459	3.6%	3.5%	3.5%
Boone Township	19,819	20,498	21,311	3.4%	4.0%	4.0%
Cass Township	39,684	40,456	39,545	1.9%	-2.3%	-2.3%
Columbia Township	15,522	16,237	16,727	4.6%	3.0%	3.0%
Ferdinand Township	48,011	50,246	51,674	4.7%	2.8%	2.8%
Hall Township	12,871	13,367	13,880	3.9%	3.8%	3.8%
Harbison Township	38,980	40,322	41,711	3.4%	3.4%	3.4%
Jackson Township	41,051	43,949	45,562	7.1%	3.7%	3.7%
Jefferson Township	17,268	17,629	18,558	2.1%	5.3%	5.3%
Madison Township	47,475	48,684	50,995	2.5%	4.7%	4.7%
Marion Township	14,902	24,451	25,121	64.1%	2.7%	2.7%
Patoka Township	79,462	82,048	85,395	3.3%	4.1%	4.1%
Jasper Civil City	5,541,248	5,706,682	5,812,999	3.0%	1.9%	3.1%
Huntingburg Civil City	1,462,303	1,516,317	1,531,257	3.7%	1.0%	2.3%
Birdseye Civil Town	27,450	28,552	29,708	4.0%	4.0%	4.0%
Ferdinand Civil Town	542,092	563,790	568,805	4.0%	0.9%	0.9%
Holland Civil Town	111,775	116,156	119,201	3.9%	2.6%	2.6%
Northeast Dubois County School Corporation	4,128,453	4,555,408	2,187,569	10.3%	-52.0%	-12.7%
Southeast Dubois County School Corporation	5,399,610	5,807,638	3,559,799	7.6%	-38.7%	3.5%
Southwest Dubois County School Corporation	6,044,154	5,930,856	3,436,600	-1.9%	-42.1%	0.3%
Greater Jasper Consolidated School Corporation	19,524,593	20,804,261	12,335,105	6.6%	-40.7%	0.2%
Huntingburg Public Library	261,031	275,514	253,530	5.5%	-8.0%	-8.0%
Jasper Public Library	523,351	544,171	555,445	4.0%	2.1%	2.1%
Dubois County Contractual Library	384,474	399,431	721,221	3.9%	80.6%	80.6%
Dubois County Airport	149,378	162,809	157,771	9.0%	-3.1%	-3.1%
Northeast Dubois County Fire Protection	73,641	76,190	74,198	3.5%	-2.6%	-2.6%
Dubois County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Huntingburg Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Dubois County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bainbridge Township	99.8	84.8	-15.0%	2,173,981	1,311,374	-39.7%	2.1781	1.5461	22.13%	32.73%	7.15%	0.00%	0.00%
Jasper City	923.0	846.2	-8.3%	25,418,499	18,460,918	-27.4%	2.7539	2.1815	20.54%	36.50%	7.15%	0.00%	0.00%
Boone Township	59.9	58.8	-1.8%	1,300,269	925,140	-28.9%	2.1707	1.5732	22.16%	32.67%	7.15%	0.00%	0.00%
Cass Township	74.5	66.1	-11.3%	1,635,125	1,022,988	-37.4%	2.1952	1.5475	21.79%	33.44%	7.15%	0.00%	0.00%
Holland Town	14.5	12.1	-16.7%	429,913	302,639	-29.6%	2.9635	2.5056	20.31%	38.94%	7.15%	0.00%	0.00%
Columbia Township	42.0	39.1	-7.0%	935,867	551,693	-41.1%	2.2282	1.4127	23.90%	36.07%	7.15%	0.00%	0.00%
Ferdinand Township	73.5	68.3	-7.1%	1,661,219	1,086,928	-34.6%	2.2607	1.5922	22.68%	34.04%	7.15%	0.00%	0.00%
Ferdinand Town	103.9	107.1	3.1%	2,873,148	2,233,783	-22.3%	2.7657	2.0863	21.26%	37.29%	7.15%	0.00%	0.00%
Hall Township	50.9	44.7	-12.1%	1,096,070	597,882	-45.5%	2.1544	1.3377	24.46%	36.17%	7.15%	0.00%	0.00%
Hall Township II	9.7	9.8	1.5%	212,854	135,512	-36.3%	2.1961	1.3774	24.13%	36.08%	7.15%	0.00%	0.00%
Harbison Township	47.1	43.5	-7.7%	1,033,205	599,884	-41.9%	2.1934	1.3796	24.13%	36.05%	7.15%	0.00%	0.00%
Harbison Township II	45.2	43.4	-4.0%	1,000,424	605,611	-39.5%	2.2123	1.3946	23.96%	35.92%	7.15%	0.00%	0.00%
Jackson Township	99.9	98.7	-1.2%	2,249,558	1,559,701	-30.7%	2.2518	1.5808	22.63%	33.77%	7.15%	0.00%	0.00%
Jefferson Township	42.1	40.4	-4.1%	946,198	636,719	-32.7%	2.2459	1.5764	22.72%	33.90%	7.15%	0.00%	0.00%
Birdseye Town	6.8	6.6	-2.4%	180,724	133,823	-26.0%	2.6520	2.0124	21.73%	37.18%	7.15%	0.00%	0.00%
Madison Township	117.0	101.9	-12.8%	2,546,365	1,616,498	-36.5%	2.1773	1.5860	22.14%	32.74%	7.15%	0.00%	0.00%
Marion Township	41.4	36.6	-11.7%	900,460	497,222	-44.8%	2.1730	1.3584	24.25%	35.98%	7.15%	0.00%	0.00%
Marion Township II	31.2	29.6	-5.2%	689,868	412,343	-40.2%	2.2101	1.3928	24.01%	36.01%	7.15%	0.00%	0.00%
Patoka Township	83.2	73.4	-11.8%	1,827,475	1,146,352	-37.3%	2.1964	1.5628	21.84%	33.60%	7.15%	0.00%	0.00%
Huntingburg City	181.0	167.6	-7.4%	5,466,963	4,100,032	-25.0%	3.0200	2.4458	20.17%	39.05%	7.15%	0.00%	0.00%
Jasper Madison	24.2	20.2	-16.6%	666,806	440,513	-33.9%	2.7542	2.1822	20.54%	36.50%	7.15%	0.00%	0.00%
Jasper Boone	0.9	1.2	41.1%	23,808	26,611	11.8%	2.7568	2.1842	20.53%	36.52%	7.15%	0.00%	0.00%
County Totals/Averages	**2,171.7**	**2,000.1**	**-7.9%**	**55,268,798**	**38,404,168**	**-30.5%**	**2.5437**	**1.9187**	**21.37%**	**35.79%**	**7.15%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Dubois County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Dubois County	6,001,216	70	21	0	535	625
Bainbridge Township	85,459	1	0	0	2	4
Boone Township	21,311	0	0	0	0	0
Cass Township	39,545	0	1	0	2	3
Columbia Township	16,727	0	0	0	0	0
Ferdinand Township	51,674	0	0	0	7	7
Hall Township	13,880	0	0	0	1	1
Harbison Township	41,711	0	0	0	2	2
Jackson Township	45,562	0	0	0	0	0
Jefferson Township	18,558	0	0	0	5	5
Madison Township	50,995	0	0	0	0	0
Marion Township	25,121	0	0	0	0	0
Patoka Township	85,395	0	0	0	9	9
Jasper Civil City	5,812,999	156	0	0	310	465
Huntingburg Civil City	1,531,257	0	0	0	382	382
Birdseye Civil Town	29,708	0	0	0	81	81
Ferdinand Civil Town	568,805	0	0	0	258	258
Holland Civil Town	119,201	0	67	0	136	204
Northeast Dubois County School Corporation	2,187,569	0	0	0	51	51
Southeast Dubois County School Corporation	3,559,799	0	0	0	774	774
Southwest Dubois County School Corporation	3,436,600	0	74	0	611	685
Greater Jasper Consolidated School Corporation	12,335,105	257	0	0	512	769
Huntingburg Public Library	253,530	0	5	0	45	51
Jasper Public Library	555,445	14	0	0	27	40
Dubois County Contractual Library	721,221	0	0	0	75	75
Dubois County Airport	157,771	2	1	0	14	16
Northeast Dubois County Fire Protection	74,198	0	0	0	0	0
Huntingburg Redevelopment Commission	0	0	0	0	0	0
Dubois County Solid Waste Management District	0	0	0	0	0	0
Huntingburg Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**37,840,362**	**499**	**169**	**0**	**3,838**	**4,506**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

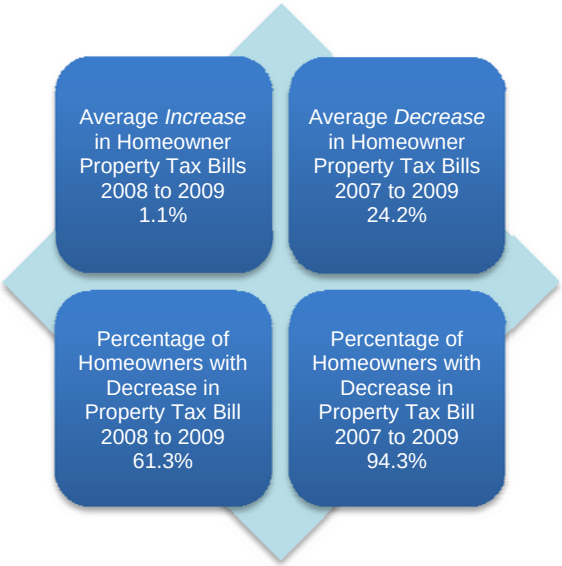
2009 ELKHART COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Elkhart County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	4,065	9.7%	913	2.2%
10% to 19%	3,483	8.3%	398	0.9%
1% to 9%	8,575	20.5%	973	2.3%
0%	107	0.3%	94	0.2%
-1% to -9%	14,998	35.8%	2,829	6.7%
-10% to -19%	5,871	14.0%	7,865	18.8%
-20% to -29%	2,312	5.5%	11,562	27.6%
-30% to -39%	903	2.2%	10,036	23.9%
-40% to -49%	292	0.7%	4,303	10.3%
-50% to -59%	292	0.7%	1,338	3.2%
-60% to -69%	205	0.5%	455	1.1%
-70% to -79%	196	0.5%	336	0.8%
-80% to -89%	139	0.3%	257	0.6%
-90% to -99%	95	0.2%	167	0.4%
-100%	386	0.9%	393	0.9%
Total	41,919	100.0%	41,919	100.0%
Higher Tax Bill	16,123	38.5%	2,284	5.4%
No Change	107	0.3%	94	0.2%
Lower Tax Bill	25,689	61.3%	39,541	94.3%
Average Change in Tax Bill	1.1%		-24.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Elkhart County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-26.6%	-30.6%
State PTRC Percentage, 2008	19.6%	20.1%
Total State Homestead Credit, 2008	39.3%	39.5%
Total State Homestead Credit, 2009	7.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Elkhart County increased by 1.1%. The elimination of the property tax levies, and the added 35% deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. Elkhart County did not adopt a local option income tax for property tax relief, and few Elkhart County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Elkhart County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

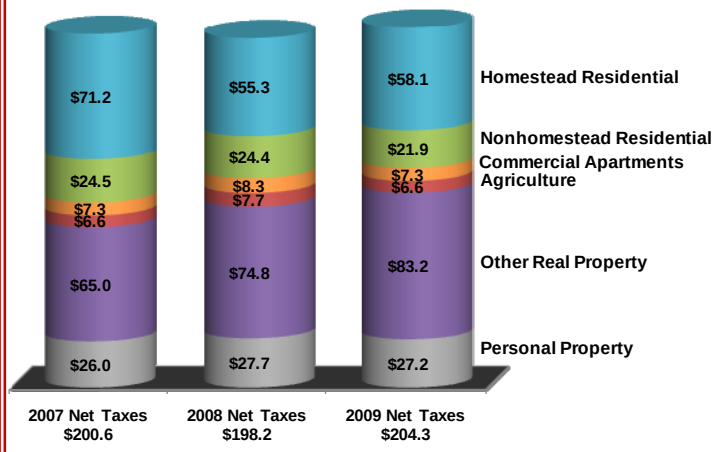
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Elkhart County
(In Millions)



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Total Circuit Breaker Tax Cap Credit Amount for Elkhart County
$3.235.258

Percentage share of circuit breaker tax cap credits by cap category…

Elkhart County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$256,549,945***	***$268,934,793***	***$197,890,643***	***4.8%***	***-26.4%***	***1.3%***
State Unit	225,219	233,312	0	3.6%	-100.0%	
Elkhart County	41,357,505	41,293,574	31,179,051	-0.2%	-24.5%	3.6%
Baugo Township	357,150	378,638	723,998	6.0%	91.2%	91.2%
Benton Township	128,600	135,225	135,821	5.2%	0.4%	0.4%
Cleveland Township	521,432	621,482	557,197	19.2%	-10.3%	-10.3%
Clinton Township	104,286	109,216	107,735	4.7%	-1.4%	-1.4%
Concord Township	1,884,588	1,744,166	2,288,804	-7.5%	31.2%	31.2%
Elkhart Township	409,031	425,238	397,352	4.0%	-6.6%	-6.6%
Harrison Township	144,883	150,444	156,589	3.8%	4.1%	4.1%
Jackson Township	292,005	307,404	310,333	5.3%	1.0%	1.0%
Jefferson Township	363,757	386,550	377,753	6.3%	-2.3%	-2.3%
Locke Township	66,368	69,709	71,849	5.0%	3.1%	3.1%
Middlebury Township	1,468,496	1,486,369	1,527,178	1.2%	2.7%	2.7%
Olive Township	65,366	68,079	70,247	4.2%	3.2%	3.2%
Osolo Township	881,880	922,535	896,878	4.6%	-2.8%	-2.8%
Union Township	144,244	148,904	148,497	3.2%	-0.3%	-0.3%
Washington Township	221,806	158,550	258,716	-28.5%	63.2%	63.2%
York Township	151,098	160,186	165,075	6.0%	3.1%	3.1%
Elkhart Civil City	31,458,585	32,384,722	32,250,774	2.9%	-0.4%	6.2%
Goshen Civil City	12,299,841	12,849,725	13,049,848	4.5%	1.6%	5.1%
Nappanee Civil City	2,990,296	3,134,194	3,172,899	4.8%	1.2%	2.8%
Bristol Civil Town	959,264	987,643	1,015,894	3.0%	2.9%	2.9%
Middlebury Civil Town	1,548,475	1,608,317	1,653,655	3.9%	2.8%	2.8%
Millersburg Civil Town	255,216	265,945	271,998	4.2%	2.3%	2.3%
Wakarusa Civil Town	1,102,033	1,129,060	1,154,395	2.5%	2.2%	2.2%
Fairfield Community School Corporation	9,477,273	10,210,920	6,472,938	7.7%	-36.6%	4.3%
Baugo Community School Corporation	9,031,129	9,108,127	5,537,444	0.9%	-39.2%	-3.3%
Concord Community School Corporation	21,458,777	23,816,578	15,179,919	11.0%	-36.3%	-2.7%
Middlebury Community School Corporation	16,488,632	20,744,150	13,138,147	25.8%	-36.7%	3.2%
Wa-Nee Community School Corporation	14,955,685	15,639,372	9,315,827	4.6%	-40.4%	-3.8%
Elkhart Community School Corporation	52,704,667	54,079,660	32,824,909	2.6%	-39.3%	-1.7%
Goshen Community School Corporation	25,321,225	26,132,322	15,733,324	3.2%	-39.8%	-6.0%
Bristol Public Library	167,646	173,362	181,226	3.4%	4.5%	4.5%
Elkhart Public Library	4,170,812	4,173,180	3,931,613	0.1%	-5.8%	-5.8%
Goshen Public Library	1,464,890	1,541,946	1,589,341	5.3%	3.1%	3.1%
Nappanee Public Library	903,040	979,974	976,820	8.5%	-0.3%	-0.3%
Wakarusa-Olive Twp-Harrison Twp Library	360,511	368,438	382,853	2.2%	3.9%	3.9%
Middlebury Public Library	644,234	660,066	683,746	2.5%	3.6%	3.6%
Elkhart Cnty Solid Management District	0	0	0	0.0%	0.0%	0.0%
Goshen Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Elkhart City Redevelopment Commission	0	147,511	0		-100.0%	-100.0%
Nappanee Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Elkhart County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Elkhart County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Baugo Township	487.0	423.6	-13.0%	11,568,927	7,794,915	-32.6%	2.3757	1.8401	19.17%	34.91%	7.13%	0.00%	0.00%
Elkhart City-Baugo Township	5.4	6.2	15.8%	205,196	200,097	-2.5%	3.8031	3.2038	18.38%	43.72%	7.13%	0.00%	0.00%
Benton Township	138.2	117.8	-14.7%	2,955,426	1,950,106	-34.0%	2.1388	1.6553	20.33%	36.24%	7.13%	0.00%	0.00%
Millersburg Town-Benton Township	6.5	5.2	-19.7%	183,164	126,312	-31.0%	2.8350	2.4359	19.72%	42.23%	7.13%	0.00%	0.00%
Cleveland Township	378.1	298.6	-21.0%	8,416,236	5,097,458	-39.4%	2.2259	1.7073	21.27%	38.69%	7.13%	0.00%	0.00%
Elkhart City-Cleveland Township	152.6	159.2	4.3%	5,341,047	4,769,951	-10.7%	3.5007	2.9963	20.02%	46.69%	7.13%	0.00%	0.00%
Clinton Township	205.2	179.8	-12.4%	4,295,465	2,874,503	-33.1%	2.0929	1.5985	20.46%	35.90%	7.13%	0.00%	0.00%
Millersburg Town-Clinton Twp.	28.1	25.8	-8.3%	795,889	626,152	-21.3%	2.8281	2.4271	19.73%	42.21%	7.13%	0.00%	0.00%
Concord Township	757.5	575.8	-24.0%	18,997,156	12,118,712	-36.2%	2.5079	2.1045	18.34%	35.14%	7.13%	0.00%	0.00%
Elkhart City-Concord Twp-Concord Sch	491.1	484.7	-1.3%	18,263,822	15,588,598	-14.6%	3.7191	3.2164	18.30%	43.63%	7.13%	0.00%	0.00%
Elkhart City-Concord Twp-Elkhart Sch	944.6	825.6	-12.6%	32,860,338	24,604,130	-25.1%	3.4788	2.9803	20.02%	46.58%	7.13%	0.00%	0.00%
Goshen City-Concord Township	105.2	106.3	1.0%	3,486,575	3,071,376	-11.9%	3.3139	2.8900	17.85%	40.33%	7.13%	0.00%	0.00%
Elkhart Township	315.7	213.4	-32.4%	7,411,928	3,840,013	-48.2%	2.3481	1.7998	19.12%	35.42%	7.13%	0.00%	0.00%
Goshen City-Elkhart Township	1206.9	1111.1	-7.9%	39,121,683	30,624,316	-21.7%	3.2414	2.7562	18.11%	40.64%	7.13%	0.00%	0.00%
Harrison Township	178.4	151.9	-14.9%	4,039,910	2,687,678	-33.5%	2.2643	1.7696	21.60%	37.87%	7.13%	0.00%	0.00%
Wakarusa Town-Harrison Township	31.0	31.6	2.1%	904,705	786,707	-13.0%	2.9227	2.4890	20.16%	41.53%	7.13%	0.00%	0.00%
Jackson Township	259.9	229.5	-11.7%	5,613,646	3,847,952	-31.5%	2.1602	1.6764	20.33%	36.56%	7.13%	0.00%	0.00%
Jefferson Township	478.0	380.8	-20.3%	10,347,694	6,547,615	-36.7%	2.1647	1.7196	20.62%	36.28%	7.13%	0.00%	0.00%
Locke Township	76.1	66.9	-12.1%	1,627,081	1,068,881	-34.3%	2.1376	1.5973	21.98%	36.89%	7.13%	0.00%	0.00%
Nappanee City-Locke Township	108.8	100.6	-7.5%	3,643,741	2,923,705	-19.8%	3.3492	2.9055	19.43%	42.83%	7.13%	0.00%	0.00%
Olive Township	89.6	73.5	-17.9%	2,011,279	1,272,774	-36.7%	2.2452	1.7314	21.60%	37.59%	7.13%	0.00%	0.00%
Wakarusa Town-Olive Township	122.2	116.6	-4.6%	3,573,062	2,908,957	-18.6%	2.9231	2.4944	20.13%	41.45%	7.13%	0.00%	0.00%
Osolo Township	818.5	579.8	-29.2%	17,875,709	9,802,099	-45.2%	2.1840	1.6906	21.66%	39.09%	7.13%	0.00%	0.00%
Elkhart City-Osolo Township	755.3	798.9	5.8%	26,177,707	23,642,670	-9.7%	3.4657	2.9593	20.00%	46.44%	7.13%	0.00%	0.00%
Union Township	144.3	126.9	-12.0%	3,460,432	2,407,232	-30.4%	2.3982	1.8963	20.42%	36.68%	7.13%	0.00%	0.00%
Nappanee City-Union Township	197.7	175.1	-11.5%	6,581,145	5,047,407	-23.3%	3.3283	2.8834	19.45%	42.73%	7.13%	0.00%	0.00%
Washington Township	324.4	273.7	-15.6%	6,690,811	4,319,902	-35.4%	2.0624	1.5781	22.32%	38.92%	7.13%	0.00%	0.00%
Bristol Town	159.7	156.7	-1.9%	4,224,749	3,349,381	-20.7%	2.6450	2.1371	20.83%	42.47%	7.13%	0.00%	0.00%
York Township	256.8	226.4	-11.8%	5,512,274	3,834,343	-30.4%	2.1465	1.6933	20.81%	36.49%	7.13%	0.00%	0.00%
Middlebury Township	276.3	230.4	-16.6%	6,480,623	4,426,272	-31.7%	2.3458	1.9209	19.01%	34.69%	7.13%	0.00%	0.00%
Middlebury Town	296.6	277.8	-6.3%	8,566,966	6,961,030	-18.7%	2.8887	2.5061	17.92%	37.35%	7.13%	0.00%	0.00%
Goshen City-Harrison Township	0.4	0.4	3.0%	11,354	10,067	-11.3%	3.1727	2.7307	19.62%	42.13%	7.13%	0.00%	0.00%
Goshen City-Jefferson	0.3	0.3	3.0%	7,910	7,179	-9.2%	3.1204	2.7486	18.96%	41.67%	7.13%	0.00%	0.00%
County Totals/Averages	**9,796.3**	**8,531.0**	**-12.9%**	**271,253,647**	**199,138,491**	**-26.6%**	**2.7664**	**2.3352**	**19.65%**	**39.28%**	**7.13%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Elkhart County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Elkhart County	31,179,051	13,849	351,874	0	3,581	369,304
Baugo Township	723,998	0	0	0	14	14
Benton Township	135,821	0	0	0	0	0
Cleveland Township	557,197	175	1,028	0	42	1,246
Clinton Township	107,735	0	0	0	1	1
Concord Township	2,288,804	368	17,216	0	306	17,890
Elkhart Township	397,352	1	2,500	0	41	2,542
Harrison Township	156,589	0	2	0	0	2
Jackson Township	310,333	0	0	0	6	6
Jefferson Township	377,753	0	4	0	0	4
Locke Township	71,849	0	842	0	25	867
Middlebury Township	1,527,178	0	273	0	19	292
Olive Township	70,247	0	0	0	2	2
Osolo Township	896,878	324	2,872	0	93	3,289
Union Township	148,497	5	539	0	14	558
Washington Township	258,716	0	0	0	1	1
York Township	165,075	0	0	0	11	11
Elkhart Civil City	32,250,774	57,256	1,072,698	0	5,268	1,135,222
Goshen Civil City	13,049,848	43	216,350	0	2,803	219,196
Nappanee Civil City	3,172,899	342	62,992	0	1,730	65,064
Bristol Civil Town	1,015,894	0	0	0	96	96
Middlebury Civil Town	1,653,655	0	540	0	37	578
Millersburg Civil Town	271,998	0	0	0	34	34
Wakarusa Civil Town	1,154,395	0	0	0	0	0
Fairfield Community School Corporation	6,472,938	0	0	0	99	99
Baugo Community School Corporation	5,537,444	0	0	0	107	107
Concord Community School Corporation	15,179,919	8,827	183,445	0	1,377	193,649
Middlebury Community School Corporation	13,138,147	0	1,337	0	245	1,582
Wa-Nee Community School Corporation	9,315,827	357	65,933	0	1,841	68,131
Elkhart Community School Corporation	32,824,909	35,389	657,669	0	4,741	697,799
Goshen Community School Corporation	15,733,324	47	228,877	0	3,000	231,925
Bristol Public Library	181,226	0	0	0	6	6
Elkhart Public Library	3,931,613	4,230	79,255	0	549	84,034
Goshen Public Library	1,589,341	4	22,417	0	299	22,721
Nappanee Public Library	976,820	75	13,837	0	381	14,293
Wakarusa-Olive Township-Harrison Township	382,853	0	0	0	3	3
Middlebury Public Library	683,746	0	56	0	13	68
Elkhart County Solid Waste Management District	0	0	0	0	0	0
Goshen Redevelopment Commission	0	0	0	0	0	0
Elkhart City Redevelopment Commission	0	0	0	0	0	0
TIF Districts	11,304,495	0	104,623	0	0	104,623
Total - All Taxing Units & TIF	**209,195,138**	**121,292**	**3,087,179**	**0**	**26,787**	**3,235,258**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

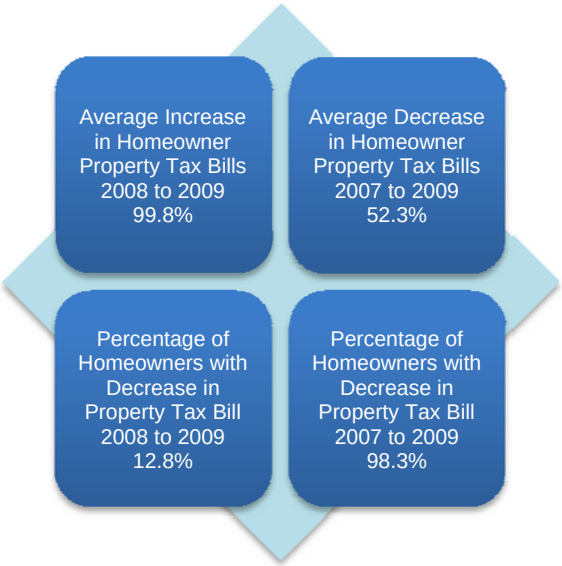
2009 FAYETTE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Fayette County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	4,945	79.4%	23	0.4%
10% to 19%	146	2.3%	5	0.1%
1% to 9%	262	4.2%	14	0.2%
0%	73	1.2%	66	1.1%
-1% to -9%	117	1.9%	29	0.5%
-10% to -19%	71	1.1%	67	1.1%
-20% to -29%	65	1.0%	155	2.5%
-30% to -39%	42	0.7%	644	10.3%
-40% to -49%	47	0.8%	1,546	24.8%
-50% to -59%	40	0.6%	1,781	28.6%
-60% to -69%	39	0.6%	830	13.3%
-70% to -79%	36	0.6%	340	5.5%
-80% to -89%	24	0.4%	276	4.4%
-90% to -99%	21	0.3%	144	2.3%
-100%	298	4.8%	306	4.9%
Total	6,226	100.0%	6,226	100.0%
Higher Tax Bill	5,353	86.0%	42	0.7%
No Change	73	1.2%	66	1.1%
Lower Tax Bill	800	12.8%	6,118	98.3%
Average Change in Tax Bill	99.8%		-52.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Fayette County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-23.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.8%	-30.6%
State PTRC Percentage, 2008	22.4%	20.1%
Total State Homestead Credit, 2008	47.7%	39.5%
Total State Homestead Credit, 2009	19.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Fayette County increased by 99.8%--they effectively doubled. Fayette County saw a much larger than average reduction in assessed value in 2009, of 23.3%. This was partly due to the new 35% supplemental homestead deduction, but also to the loss of a large auto parts plant that had been a major part of Fayette County's tax base. As a result, tax rates did not fall nearly as much in Fayette County as they did in the rest of the state. The loss of property tax replacement credits and homestead credits more than offset this small tax rate cut, causing the tax bill increase. Fayette County adopted a local option income tax for property tax relief for 2008, and this cut

2009 Property Tax Changes:

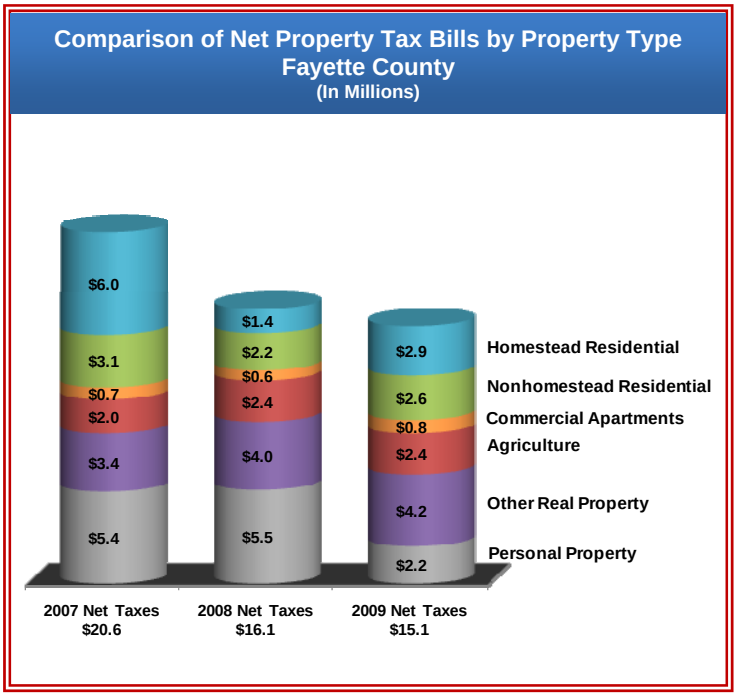
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

2008 homeowner tax bills by 76%. The income tax had little additional effect in 2009, however. Only a few elderly Fayette County homeowners were eligible for the circuit breaker tax cap credits. Still, homeowner taxes were substantially lower in 2009 compared to 2007 in Fayette County, as they were in most Indiana counties



In Fayette County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 18.2% increase in average property tax bills. Average tax bills on commercial apartments increased 33.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw no significant change in average tax bills. Other commercial, industrial, and utility real property average tax bills increased 5.0%. Personal property, which is largely business equipment, saw a 60.0% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Fayette County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$27,862,844***	***$28,535,131***	***$20,438,374***	***2.4%***	***-28.4%***	***5.4%***
State Unit	20,499	21,242	0	3.6%	-100.0%	
Fayette County	6,803,074	7,397,365	5,109,880	8.7%	-30.9%	0.8%
Columbia Township	7,196	7,453	7,437	3.6%	-0.2%	-0.2%
Connersville Township	117,188	121,596	126,384	3.8%	3.9%	3.9%
Fairview Township	6,681	6,928	11,578	3.7%	67.1%	67.1%
Harrison Township	55,442	80,585	83,180	45.4%	3.2%	3.2%
Jackson Township	10,860	11,265	11,665	3.7%	3.6%	3.6%
Jennings Township	4,130	4,286	4,412	3.8%	2.9%	2.9%
Orange Township	8,034	8,317	11,640	3.5%	40.0%	40.0%
Posey Township	15,653	16,200	16,738	3.5%	3.3%	3.3%
Waterloo Township	5,821	6,023	6,077	3.5%	0.9%	0.9%
Connersville Civil City	7,639,463	7,920,450	7,523,958	3.7%	-5.0%	3.3%
Glenwood Civil Town	13,629	15,028	14,967	10.3%	-0.4%	-0.4%
Fayette County School Corporation	12,603,412	12,274,067	6,840,400	-2.6%	-44.3%	12.0%
Fayette County Public Library	551,762	644,326	670,058	16.8%	4.0%	4.0%
Fayette County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Fayette County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Columbia Township	28.5	23.0	-19.4%	662,184	425,929	-35.7%	2.3245	1.8556	24.58%	44.86%	19.68%	36.84%	28.13%
Connersville Township	127.8	100.7	-21.2%	2,990,455	1,889,274	-36.8%	2.3397	1.8755	24.53%	44.95%	19.68%	36.84%	28.13%
Connersville City-Connersville	232.8	197.6	-15.1%	9,230,865	7,969,504	-13.7%	3.9651	4.0334	21.05%	49.89%	19.68%	36.84%	28.13%
Fairview Township	23.0	22.2	-3.6%	535,905	416,238	-22.3%	2.3279	1.8747	24.57%	44.88%	19.68%	36.84%	28.13%
Glenwood Town-Faiview Township	0.6	0.6	0.3%	19,198	18,021	-6.1%	3.4672	3.2453	21.83%	49.05%	19.68%	36.84%	28.13%
Harrison Township	52.8	45.5	-13.8%	1,234,257	856,200	-30.6%	2.3394	1.8822	24.47%	44.80%	19.68%	36.84%	28.13%
Connersville City-Harrison Township	260.9	148.7	-43.0%	10,326,962	5,997,576	-41.9%	3.9579	4.0340	21.03%	49.79%	19.68%	36.84%	28.13%
Jackson Township	50.9	41.2	-19.0%	1,180,179	763,183	-35.3%	2.3204	1.8515	24.59%	44.84%	19.68%	36.84%	28.13%
Jennings Township	36.4	31.5	-13.5%	841,712	578,856	-31.2%	2.3098	1.8372	24.63%	44.78%	19.68%	36.84%	28.13%
Orange Township	26.7	22.6	-15.3%	621,079	423,453	-31.8%	2.3289	1.8740	24.56%	44.89%	19.68%	36.84%	28.13%
Glenwood Town-Orange Township	0.7	0.6	-25.9%	25,785	17,901	-30.6%	3.4682	3.2507	21.82%	49.05%	19.68%	36.84%	28.13%
Posey Township	36.7	35.2	-4.1%	858,775	657,818	-23.4%	2.3429	1.8708	24.44%	44.76%	19.68%	36.84%	28.13%
Waterloo Township	25.4	23.0	-9.4%	589,723	425,761	-27.8%	2.3220	1.8496	24.59%	44.85%	19.68%	36.84%	28.13%
County Totals/Averages	**903.1**	**692.3**	**-23.3%**	**29,117,079**	**20,439,716**	**-29.8%**	**3.2241**	**2.9526**	**22.40%**	**47.67%**	**19.68%**	**36.84%**	**28.13%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Fayette County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Fayette County	5,109,880	0	122,733	0	10,020	132,752
Columbia Township	7,437	0	0	0	12	12
Connersville Township	126,384	0	4,038	0	282	4,319
Fairview Township	11,578	0	3	0	0	3
Harrison Township	83,180	0	2,184	0	210	2,393
Jackson Township	11,665	0	0	0	25	25
Jennings Township	4,412	0	0	0	9	9
Orange Township	11,640	0	4	0	7	10
Posey Township	16,738	0	0	0	0	0
Waterloo Township	6,077	0	0	0	8	8
Connersville Civil City	7,523,958	0	360,793	0	15,981	376,774
Glenwood Civil Town	14,967	0	349	0	0	349
Fayette County School Corporation	6,840,400	0	164,317	0	13,414	177,732
Fayette County Public Library	670,058	0	16,090	0	1,314	17,404
Three Rivers Solid Waste Management District	0	0	0	0	0	0
Fayette County Solid Waste District	0	0	0	0	0	0
Total - All Taxing Units	**20,438,374**	**0**	**670,511**	**0**	**41,280**	**711,791**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

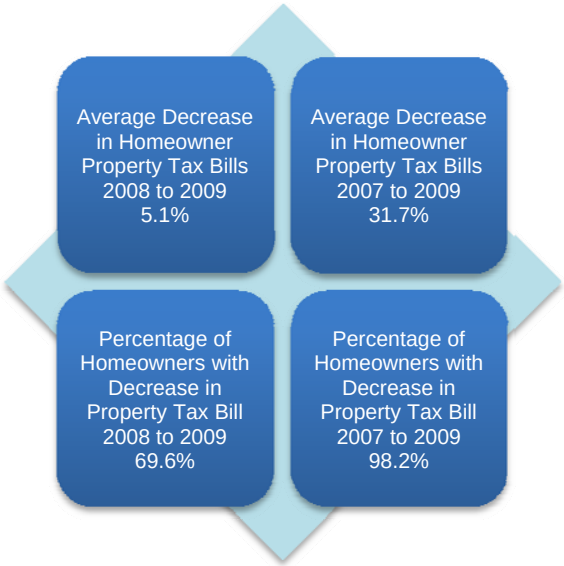
2009 FLOYD COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Floyd County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,328	7.4%	95	0.5%
10% to 19%	2,580	14.3%	43	0.2%
1% to 9%	1,486	8.2%	95	0.5%
0%	88	0.5%	84	0.5%
-1% to -9%	4,350	24.1%	286	1.6%
-10% to -19%	5,759	31.9%	1,298	7.2%
-20% to -29%	1,195	6.6%	4,989	27.6%
-30% to -39%	481	2.7%	7,062	39.1%
-40% to -49%	175	1.0%	2,641	14.6%
-50% to -59%	122	0.7%	690	3.8%
-60% to -69%	106	0.6%	226	1.3%
-70% to -79%	67	0.4%	152	0.8%
-80% to -89%	45	0.2%	95	0.5%
-90% to -99%	35	0.2%	55	0.3%
-100%	243	1.3%	249	1.4%
Total	18,060	100.0%	18,060	100.0%
Higher Tax Bill	5,394	29.9%	233	1.3%
No Change	88	0.5%	84	0.5%
Lower Tax Bill	12,578	69.6%	17,743	98.2%
Average Change in Tax Bill	-5.1%		-31.7%	

Note: Percentages may not total due to rounding.

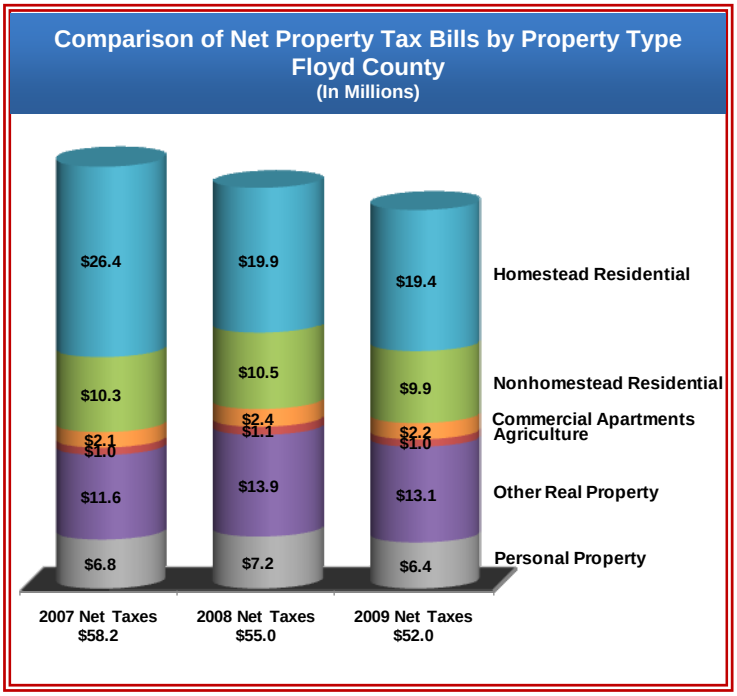
Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Floyd County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-18.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-39.9%	-30.6%
State PTRC Percentage, 2008	22.2%	20.1%
Total State Homestead Credit, 2008	42.4%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Floyd County decreased by 5.1%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. In Floyd County, the gross tax levy fell more because local units in Floyd County reduced their levies. This reduced tax rates more than the state average. But Floyd County taxpayers saw high state homestead credit rates in 2008. The loss of this tax relief offset the effects of the lower tax rates. Floyd County did not adopt a local option income tax for property tax relief, and few Floyd County homeowners were eligible for the circuit

breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Floyd County, as they were in almost all Indiana counties.

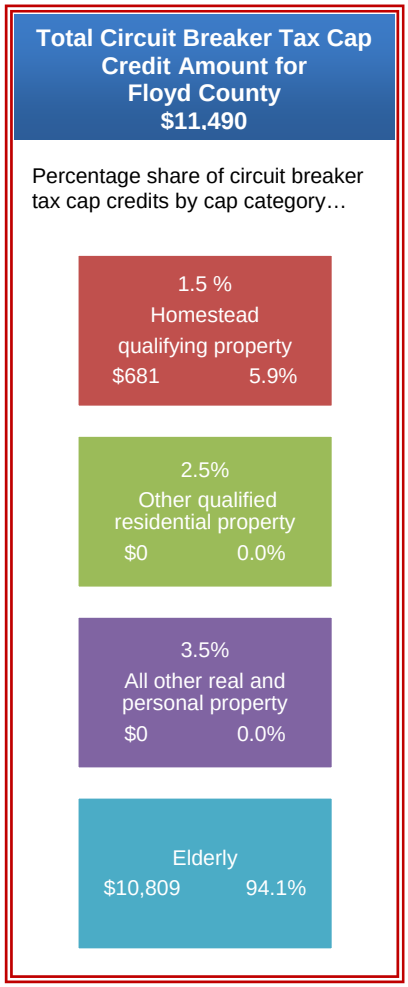


In Floyd County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.7% decline in average property tax bills. Average tax bills on commercial apartments decreased 8.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 9.1% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 5.8%. Personal property, which is largely business equipment, saw an 11.1% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Floyd County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$78,346,609***	***$85,584,552***	***$51,562,718***	***9.2%***	***-39.8%***	***-9.2%***
State Unit	83,444	86,572	0	3.7%	-100.0%	
Floyd County	9,051,776	11,884,750	6,787,317	31.3%	-42.9%	0.6%
Franklin Township	11,268	11,664	9,211	3.5%	-21.0%	-21.0%
Georgetown Township	76,585	5,909	0	-92.3%	-100.0%	-100.0%
Greenville Township	100,548	107,736	97,136	7.1%	-9.8%	-9.8%
Lafayette Township	33,106	24,991	23,231	-24.5%	-7.0%	-7.0%
New Albany Township	168,752	176,934	170,885	4.8%	-3.4%	-3.4%
New Albany Civil City	12,010,081	12,282,791	10,578,858	2.3%	-13.9%	-5.8%
Georgetown Civil Town	229,587	244,933	248,394	6.7%	1.4%	1.4%
Greenville Civil Town	18,555	18,933	12,450	2.0%	-34.2%	-34.2%
New Albany-Floyd Co. Consolidated Schools	51,811,606	56,466,500	29,441,281	9.0%	-47.9%	-13.2%
New Albany-Floyd County Public Library	1,867,053	1,662,901	1,403,920	-10.9%	-15.6%	-15.6%
New Albany Flood Control	858,844	855,419	576,667	-0.4%	-32.6%	-32.6%
Floyd County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%
Georgetown Twp Fire Distrct	739,612	553,734	814,260	-25.1%	47.0%	47.0%
Lafayette Twp Fire District	586,660	439,283	560,994	-25.1%	27.7%	27.7%
New Alabany Twp Fire District	698,752	761,121	837,755	8.9%	10.1%	10.1%
City Of New Albany Redevelopment	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Floyd County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Franklin Township	64.4	51.3	-20.3%	1,267,855	671,543	-47.0%	1.9675	1.3078	22.90%	40.09%	7.45%	4.57%	8.22%
Georgetown Township	369.3	281.8	-23.7%	7,639,128	4,267,851	-44.1%	2.0688	1.5146	21.65%	38.55%	7.45%	4.57%	8.22%
Georgetown Town	100.8	80.6	-20.0%	2,327,721	1,469,088	-36.9%	2.3103	1.8228	21.19%	40.82%	7.45%	4.57%	8.22%
Greenville Township	309.5	230.7	-25.5%	6,141,880	3,073,234	-50.0%	1.9842	1.3320	22.68%	39.81%	7.45%	4.57%	8.22%
Greenville Town	23.3	18.7	-19.9%	473,970	253,548	-46.5%	2.0305	1.3565	22.85%	41.07%	7.45%	4.57%	8.22%
Lafayette Township	555.4	430.2	-22.5%	11,290,291	6,133,508	-45.7%	2.0330	1.4257	22.01%	38.89%	7.45%	4.57%	8.22%
New Albany Township	665.3	512.5	-23.0%	13,724,324	7,409,389	-46.0%	2.0628	1.4458	21.66%	38.64%	7.45%	4.57%	8.22%
New Albany City	1535.7	1334.8	-13.1%	43,119,531	28,399,693	-34.1%	2.8079	2.1276	22.44%	49.45%	7.45%	4.57%	8.22%
County Totals/Averages	**3,623.7**	**2,940.6**	**-18.8%**	**85,984,698**	**51,677,854**	**-39.9%**	**2.3726**	**1.7592**	**22.16%**	**42.40%**	**7.45%**	**4.57%**	**8.22%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Floyd County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Floyd County	6,787,317	72	0	0	1,153	1,225
Franklin Township	9,211	0	0	0	0	0
Georgetown Township	0	0	0	0	0	0
Greenville Township	97,136	0	0	0	0	0
Lafayette Township	23,231	0	0	0	0	0
New Albany Township	170,885	3	0	0	46	49
New Albany Civil City	10,578,858	255	0	0	3,912	4,167
Georgetown Civil Town	248,394	0	0	0	39	39
Greenville Civil Town	12,450	0	0	0	0	0
New Albany-Floyd County Consolidated Schools	29,441,281	322	0	0	5,151	5,472
New Albany-Floyd County Public Library	1,403,920	15	0	0	245	261
New Albany Flood Control	576,667	14	0	0	213	227
Floyd County Solid Waste	0	0	0	0	0	0
Georgetown Twp Fire Distrct	814,260	0	0	0	46	46
Lafayette Twp Fire District	560,994	0	0	0	0	0
New Alabany Twp Fire District	837,755	0	0	0	3	3
City Of New Albany Redevelopment	0	0	0	0	0	0
Total - All Taxing Units	**51,562,359**	**681**	**0**	**0**	**10,809**	**11,490**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

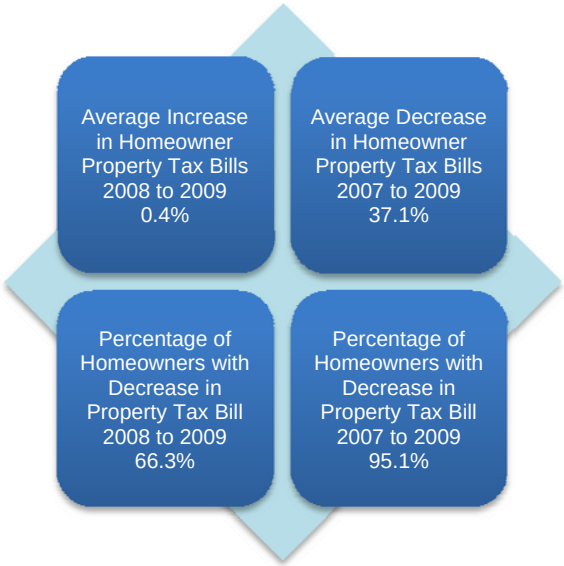
2009 FOUNTAIN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead as sessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Fountain County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	617	13.4%	112	2.4%
10% to 19%	395	8.6%	27	0.6%
1% to 9%	487	10.6%	38	0.8%
0%	51	1.1%	47	1.0%
-1% to -9%	799	17.4%	54	1.2%
-10% to -19%	823	17.9%	272	5.9%
-20% to -29%	582	12.6%	379	8.2%
-30% to -39%	235	5.1%	807	17.5%
-40% to -49%	110	2.4%	1,095	23.8%
-50% to -59%	84	1.8%	943	20.5%
-60% to -69%	73	1.6%	300	6.5%
-70% to -79%	60	1.3%	148	3.2%
-80% to -89%	63	1.4%	102	2.2%
-90% to -99%	35	0.8%	85	1.8%
-100%	187	4.1%	192	4.2%
Total	4,601	100.0%	4,601	100.0%
Higher Tax Bill	1,499	32.6%	177	3.8%
No Change	51	1.1%	47	1.0%
Lower Tax Bill	3,051	66.3%	4,377	95.1%
Average Change in Tax Bill	0.4%		-37.1%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Fountain County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-34.3%	-30.6%
State PTRC Percentage, 2008	23.9%	20.1%
Total State Homestead Credit, 2008	47.1%	39.5%
Total State Homestead Credit, 2009	8.0%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Fountain County were unchanged. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were just offset by the elimination of the property tax replacement credits and the state homestead credits. Fountain County did not adopt a local option income tax for property tax relief, and few Fountain County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Fountain County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

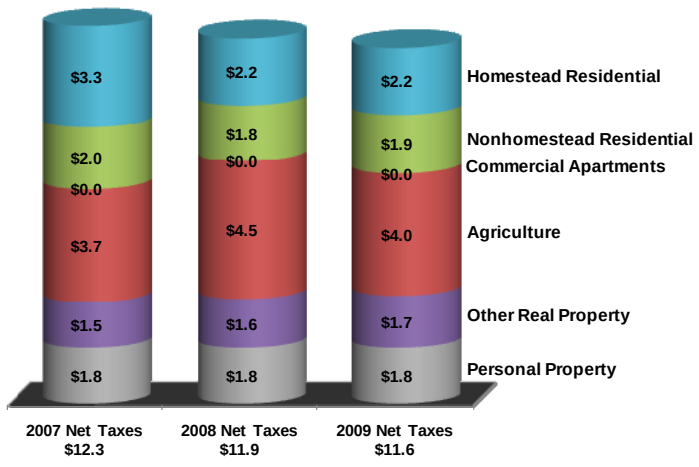
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Fountain County
(In Millions)



In Fountain County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.6% increase in average property tax bills. There was no significant change in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 11.1% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 6.3%. Personal property, which is largely business equipment, saw no significant change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Fountain County
$20,324

Percentage share of circuit breaker tax cap credits by cap category…

Fountain County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$16,750,076***	***$17,714,164***	***$11,480,746***	***5.8%***	***-35.2%***	***-1.4%***
State Unit	16,624	17,982	0	8.2%	-100.0%	
Fountain County	3,926,078	4,049,669	3,134,571	3.1%	-22.6%	2.6%
Cain Township	12,832	12,668	12,034	-1.3%	-5.0%	-5.0%
Davis Township	13,371	13,992	14,515	4.6%	3.7%	3.7%
Fulton Township	21,006	22,185	22,881	5.6%	3.1%	3.1%
Jackson Township	19,835	20,585	21,385	3.8%	3.9%	3.9%
Logan Township	34,095	35,935	37,271	5.4%	3.7%	3.7%
Millcreek Township	21,871	22,161	22,672	1.3%	2.3%	2.3%
Richland Township	23,361	25,023	25,910	7.1%	3.5%	3.5%
Shawnee Township	20,087	19,971	21,583	-0.6%	8.1%	8.1%
Troy Township	43,991	45,435	46,289	3.3%	1.9%	1.9%
Van Buren Township	86,422	74,331	69,145	-14.0%	-7.0%	-7.0%
Wabash Township	17,442	17,977	18,922	3.1%	5.3%	5.3%
Attica Civil City	736,269	775,417	778,049	5.3%	0.3%	1.9%
Covington Civil City	539,688	569,687	557,481	5.6%	-2.1%	3.2%
Hillsboro Civil Town	47,988	50,500	52,434	5.2%	3.8%	3.8%
Kingman Civil Town	54,295	55,540	58,037	2.3%	4.5%	4.5%
Mellott Civil Town	11,373	11,743	12,130	3.3%	3.3%	3.3%
Newtown Civil Town	13,342	13,970	14,065	4.7%	0.7%	0.7%
Veedersburg Civil Town	258,011	331,486	252,834	28.5%	-23.7%	-23.7%
Wallace Civil Town	685	733	733	7.0%	0.0%	0.0%
Attica Consolidated School Corporation	3,350,431	3,395,955	1,890,882	1.4%	-44.3%	-1.0%
Covington Community School Corporation	2,713,098	2,907,678	1,685,006	7.2%	-42.0%	2.2%
Southeast Fountain School Corporation	4,196,294	4,691,204	2,188,269	11.8%	-53.4%	-9.6%
Covington Public Library	172,426	176,274	184,000	2.2%	4.4%	4.4%
Kingman-Millcreek Public Library	40,583	42,584	44,706	4.9%	5.0%	5.0%
Attica Public Library	179,750	186,107	182,458	3.5%	-2.0%	-2.0%
Fountain County Solid Waste Mgt. District	121,911	127,372	132,484	4.5%	4.0%	4.0%
Veedersburg Redevelopment Commission	56,917	0	0	-100.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Fountain County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Cain Township	45.9	42.6	-7.1%	915,106	526,695	-42.4%	1.9936	1.2352	26.44%	46.40%	7.96%	3.55%	7.23%
Hillsboro Town	11.8	9.9	-16.0%	282,784	173,322	-38.7%	2.4009	1.7508	25.30%	50.62%	7.96%	0.73%	1.30%
Davis Township	32.1	27.2	-15.4%	740,529	455,227	-38.5%	2.3050	1.6748	22.42%	42.25%	7.96%	1.38%	2.96%
Fulton Township	31.2	27.5	-12.0%	645,607	434,569	-32.7%	2.0660	1.5795	24.23%	43.74%	7.96%	2.40%	4.41%
Jackson Township	39.2	37.2	-5.2%	792,172	470,263	-40.6%	2.0184	1.2644	26.48%	47.04%	7.96%	2.53%	5.12%
Wallace Town	1.9	1.6	-17.5%	39,294	20,423	-48.0%	2.0260	1.2769	26.47%	47.18%	7.96%	2.89%	7.12%
Logan Township	30.6	27.8	-9.1%	703,368	462,898	-34.2%	2.2993	1.6654	22.44%	42.22%	7.96%	6.80%	11.71%
Attica City	106.0	96.0	-9.4%	3,196,696	2,391,174	-25.2%	3.0161	2.4905	21.34%	47.70%	7.96%	23.52%	40.40%
Richland Township	56.0	54.8	-2.1%	1,124,761	686,585	-39.0%	2.0085	1.2523	26.50%	46.90%	7.96%	2.85%	5.21%
Mellott Town	4.7	3.9	-17.6%	104,962	60,272	-42.6%	2.2345	1.5568	24.18%	44.87%	7.96%	14.25%	33.63%
Newtown Town	5.6	4.8	-14.9%	125,365	72,572	-42.1%	2.2390	1.5227	25.50%	48.57%	7.96%	0.06%	0.12%
Shawnee Township	44.7	40.9	-8.4%	980,842	634,387	-35.3%	2.1959	1.5504	23.03%	42.08%	7.96%	1.43%	2.55%
Troy Township	58.5	53.9	-7.8%	1,245,134	893,111	-28.3%	2.1302	1.6568	24.29%	45.10%	7.96%	2.72%	4.24%
Covington City	71.8	55.7	-22.5%	2,048,449	1,453,426	-29.0%	2.8524	2.6103	22.88%	50.87%	7.96%	1.10%	1.70%
Van Buren Township	49.8	45.5	-8.5%	1,071,185	641,968	-40.1%	2.1525	1.4103	25.51%	47.05%	7.96%	2.23%	4.02%
Veedersburg Town	51.4	42.3	-17.8%	1,401,019	822,512	-41.3%	2.7242	1.9466	22.91%	48.25%	7.96%	11.88%	23.79%
Wabash Township	37.2	31.0	-16.8%	761,419	482,777	-36.6%	2.0446	1.5574	24.46%	43.96%	7.96%	4.48%	8.96%
Millcreek Township	56.8	54.2	-4.5%	1,174,119	714,111	-39.2%	2.0670	1.3167	26.25%	47.44%	7.96%	2.92%	6.34%
Kingman Town	10.4	9.9	-4.7%	267,956	186,057	-30.6%	2.5781	1.8783	24.50%	50.85%	7.96%	3.68%	6.32%
County Totals/Averages	**745.7**	**666.7**	**-10.6%**	**17,620,767**	**11,582,351**	**-34.3%**	**2.3643**	**1.7332**	**23.94%**	**47.09%**	**7.96%**	**6.92%**	**12.30%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Fountain County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Fountain County	3,134,571	329	3,031	0	352	3,713
Cain Township	12,034	0	0	0	0	0
Davis Township	14,515	0	0	0	0	0
Fulton Township	22,881	0	0	0	0	0
Jackson Township	21,385	0	0	0	0	0
Logan Township	37,271	0	0	0	1	1
Millcreek Township	22,672	0	0	0	2	2
Richland Township	25,910	0	0	0	0	0
Shawnee Township	21,583	0	0	0	2	2
Troy Township	46,289	13	116	0	10	139
Van Buren Township	69,145	0	0	0	2	2
Wabash Township	18,922	0	0	0	0	0
Attica Civil City	778,049	0	0	0	16	16
Covington Civil City	557,481	698	6,423	0	572	7,694
Hillsboro Civil Town	52,434	0	0	0	0	0
Kingman Civil Town	58,037	0	0	0	8	8
Mellott Civil Town	12,130	0	0	0	0	0
Newtown Civil Town	14,065	0	0	0	0	0
Veedersburg Civil Town	252,834	0	0	0	26	26
Wallace Civil Town	733	0	0	0	0	0
Attica Consolidated School Corporation	1,890,882	0	0	0	60	60
Covington Community School Corporation	1,685,006	698	6,426	0	573	7,697
Southeast Fountain School Corporation	2,188,269	0	0	0	82	82
Covington Public Library	184,000	65	598	0	57	720
Kingman-Millcreek Public Library	44,706	0	0	0	5	5
Attica Public Library	182,458	0	0	0	2	2
Veedersburg Redevelopment	0	0	0	0	0	0
Fountain County Solid Waste Management District	132,484	14	128	0	15	157
Veedersburg Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**11,480,746**	**1,817**	**16,723**	**0**	**1,785**	**20,324**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

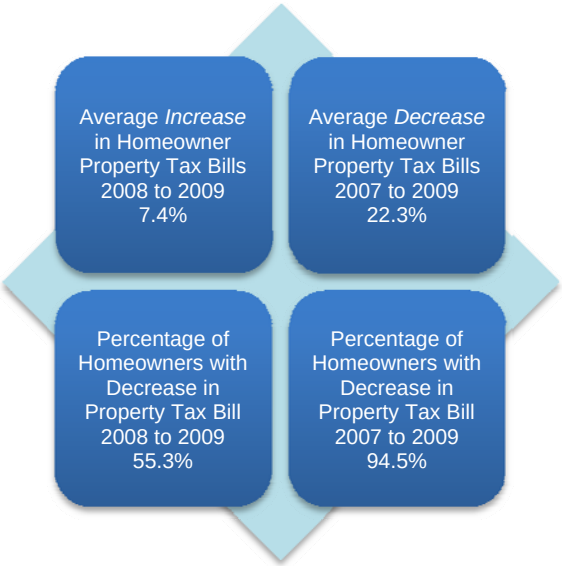
2009 FRANKLIN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Franklin County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,084	18.9%	144	2.5%
10% to 19%	641	11.2%	37	0.6%
1% to 9%	811	14.2%	114	2.0%
0%	23	0.4%	20	0.3%
-1% to -9%	1,714	29.9%	420	7.3%
-10% to -19%	525	9.2%	865	15.1%
-20% to -29%	485	8.5%	2,280	39.8%
-30% to -39%	145	2.5%	814	14.2%
-40% to -49%	51	0.9%	589	10.3%
-50% to -59%	54	0.9%	160	2.8%
-60% to -69%	42	0.7%	76	1.3%
-70% to -79%	33	0.6%	53	0.9%
-80% to -89%	21	0.4%	48	0.8%
-90% to -99%	19	0.3%	25	0.4%
-100%	79	1.4%	82	1.4%
Total	5,727	100.0%	5,727	100.0%
Higher Tax Bill	2,536	44.3%	295	5.2%
No Change	23	0.4%	20	0.3%
Lower Tax Bill	3,168	55.3%	5,412	94.5%
Average Change in Tax Bill	7.4%		-22.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Franklin County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-39.8%	-30.6%
State PTRC Percentage, 2008	26.2%	20.1%
Total State Homestead Credit, 2008	46.2%	39.5%
Total State Homestead Credit, 2009	7.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Franklin County increased by 7.4%. The school general fund and county welfare levies were a larger share of Franklin County's levy in 2008, so their elimination reduced Franklin County tax rates by more than the state average. But Franklin County taxpayers saw a high state homestead credit rate in 2008, which dropped to the state average in 2009. This loss of tax relief more than offset the lower tax rates, causing the

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

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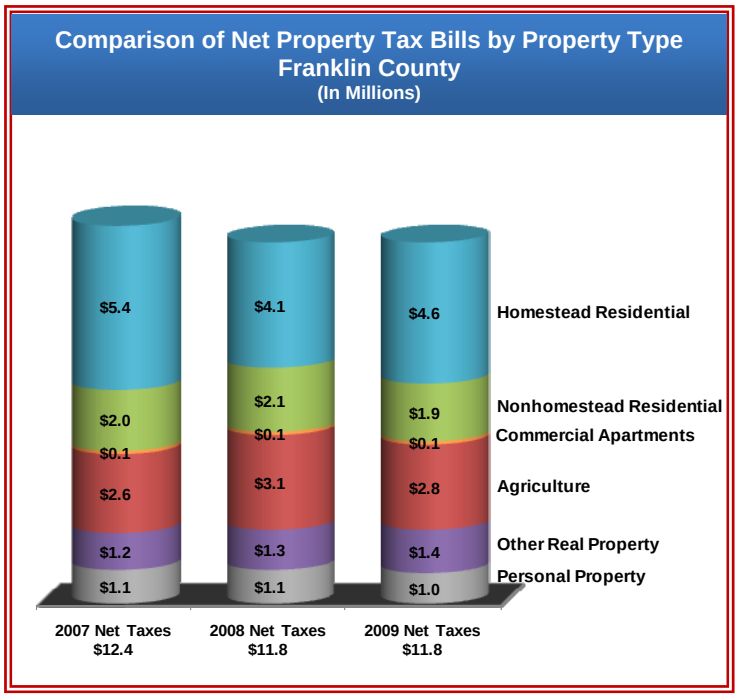

In Franklin County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 9.5% decline in average property tax bills. There was a 20% increase in total tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 9.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 7.7%. Personal property, which is largely business equipment, saw a 9.1% decrease in average tax bills.

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Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

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Franklin County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$18,183,897***	***$20,140,844***	***$12,128,545***	***10.8%***	***-39.8%***	***-6.2%***
State Unit	24,150	26,073	0	8.0%	-100.0%	
Franklin County	3,042,807	3,136,346	2,766,897	3.1%	-11.8%	7.8%
Bath Township	8,604	8,760	9,234	1.8%	5.4%	5.4%
Blooming Grove Township	12,310	12,678	13,785	3.0%	8.7%	8.7%
Brookville Township	40,404	41,280	43,661	2.2%	5.8%	5.8%
Butler Township	7,940	7,787	8,469	-1.9%	8.8%	8.8%
Fairfield Township	8,554	8,553	9,402	0.0%	9.9%	9.9%
Highland Township	13,274	13,364	14,352	0.7%	7.4%	7.4%
Laurel Township	15,236	15,790	17,253	3.6%	9.3%	9.3%
Metamora Township	14,931	15,015	16,282	0.6%	8.4%	8.4%
Posey Township	16,117	6,207	6,869	-61.5%	10.7%	10.7%
Ray Township	20,648	19,835	21,877	-3.9%	10.3%	10.3%
Salt Creek Township	8,221	8,416	9,394	2.4%	11.6%	11.6%
Springfield Township	16,084	16,559	17,847	3.0%	7.8%	7.8%
Whitewater Township	32,096	31,322	34,654	-2.4%	10.6%	10.6%
Batesville Civil City	457,023	494,151	472,543	8.1%	-4.4%	-3.1%
Cedar Grove Civil Town	3,113	3,383	2,843	8.7%	-16.0%	-16.0%
Laurel Civil Town	28,684	30,458	32,431	6.2%	6.5%	6.5%
Mt. Carmel Civil Town	0	0	0	0.0%	0.0%	0.0%
Oldenburg Civil Town	120,190	121,053	117,690	0.7%	-2.8%	-2.8%
Brookville Civil Town	499,927	494,482	525,302	-1.1%	6.2%	6.2%
Franklin County Community School Corporation	9,402,754	10,811,711	5,171,994	15.0%	-52.2%	-16.7%
Batesville Community School Corporation	3,342,308	3,625,431	1,725,543	8.5%	-52.4%	-3.8%
Union County School Corporation	347,333	478,175	347,272	37.7%	-27.4%	16.3%
Whitewater Valley Community Library	468,269	469,170	495,019	0.2%	5.5%	5.5%
Batesville Public Library	121,230	129,690	128,565	7.0%	-0.9%	-0.9%
Southwest Franklin Co. Fire Territory	0	0	0	0.0%	0.0%	0.0%
Southeastern Indiana Solid Waste Mtg. District	111,690	115,155	119,367	3.1%	3.7%	3.7%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Franklin County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bath Township	28.3	27.2	-4.2%	572,461	440,561	-23.0%	2.0194	1.6222	23.16%	41.56%	7.21%	0.00%	0.00%
Blooming Grove Township	47.0	38.1	-18.8%	885,679	485,181	-45.2%	1.8861	1.2726	25.14%	43.98%	7.21%	0.00%	0.00%
Brookville Township	159.5	140.2	-12.1%	2,994,417	1,764,759	-41.1%	1.8778	1.2585	25.06%	43.60%	7.21%	0.00%	0.00%
Brookville Town	91.0	82.8	-8.9%	2,197,377	1,559,832	-29.0%	2.4152	1.8828	24.36%	50.96%	7.21%	0.00%	0.00%
Butler Township-East	20.4	17.0	-16.5%	359,934	191,644	-46.8%	1.7678	1.1270	26.27%	44.28%	7.21%	0.00%	0.00%
Butler Township-West	16.4	14.6	-10.9%	241,885	145,744	-39.7%	1.4743	0.9972	30.55%	47.05%	7.21%	0.00%	0.00%
Fairfield Township	34.4	31.1	-9.4%	647,183	394,246	-39.1%	1.8840	1.2664	25.14%	43.95%	7.21%	0.00%	0.00%
Highland Township	57.8	50.2	-13.1%	1,025,431	569,663	-44.4%	1.7749	1.1353	26.24%	44.37%	7.21%	0.00%	0.00%
Cedar Grove Town	5.1	4.3	-16.0%	92,923	50,811	-45.3%	1.8351	1.1940	26.17%	45.67%	7.21%	0.00%	0.00%
Laurel Township	34.3	29.1	-15.1%	651,093	374,687	-42.5%	1.8986	1.2873	25.12%	44.21%	7.21%	0.00%	0.00%
Laurel Town	8.4	6.8	-19.1%	188,906	118,876	-37.1%	2.2483	1.7481	24.77%	49.71%	7.21%	0.00%	0.00%
Metamora Township	39.3	34.6	-11.9%	745,795	444,534	-40.4%	1.8973	1.2832	25.09%	44.10%	7.21%	0.00%	0.00%
Posey Township	28.9	24.1	-16.5%	542,894	304,802	-43.9%	1.8806	1.2647	25.16%	43.92%	7.21%	0.00%	0.00%
Ray Township	34.8	30.1	-13.5%	532,492	320,811	-39.8%	1.5317	1.0668	30.07%	47.76%	7.21%	0.00%	0.00%
Batesville City	111.7	89.6	-19.8%	2,192,506	1,415,562	-35.4%	1.9620	1.5799	27.08%	50.91%	7.21%	0.00%	0.00%
Oldenburg Town	21.5	16.5	-23.2%	373,652	222,586	-40.4%	1.7383	1.3480	28.91%	50.87%	7.21%	0.00%	0.00%
Salt Creek Township-North	14.3	11.7	-17.9%	254,244	133,831	-47.4%	1.7763	1.1394	26.29%	44.54%	7.21%	0.00%	0.00%
Salt Creek Township-South	7.5	6.4	-14.6%	110,926	64,517	-41.8%	1.4828	1.0096	30.55%	47.36%	7.21%	0.00%	0.00%
Springfield Township	59.8	55.1	-7.9%	1,064,942	628,446	-41.0%	1.7804	1.1402	26.22%	44.45%	7.21%	0.00%	0.00%
Mt. Carmel Town	1.8	1.7	-7.1%	32,485	19,211	-40.9%	1.7656	1.1238	26.39%	44.55%	7.21%	0.00%	0.00%
Whitewater Township	140.5	117.9	-16.1%	2,493,655	1,341,032	-46.2%	1.7754	1.1377	26.29%	44.51%	7.21%	0.00%	0.00%
Ray Township Fire Territory	73.5	61.3	-16.6%	1,160,999	685,809	-40.9%	1.5796	1.1192	29.03%	46.39%	7.21%	0.00%	0.00%
Salt Creek South Fire Territory	22.1	18.2	-17.7%	338,874	193,547	-42.9%	1.5340	1.0650	29.43%	45.99%	7.21%	0.00%	0.00%
Butler West Fire Territory	25.6	21.3	-17.0%	391,462	224,537	-42.6%	1.5281	1.0563	29.45%	45.82%	7.21%	0.00%	0.00%
Butler East Fire Territory	1.8	1.8	0.6%	32,091	21,010	-34.5%	1.8216	1.1861	25.47%	43.42%	7.21%	0.00%	0.00%
Salt Creek North Fire Territory	0.9	0.8	-15.0%	16,799	9,339	-44.4%	1.8275	1.1948	25.48%	43.55%	7.21%	0.00%	0.00%
County Totals/Averages	**1,086.4**	**932.5**	**-14.2%**	**20,141,104**	**12,125,577**	**-39.8%**	**1.8540**	**1.3006**	**26.18%**	**46.21%**	**7.21%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Franklin County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Franklin County	2,766,897	30	0	0	399	428
Bath Township	9,234	0	0	0	0	0
Blooming Grove Township	13,785	0	0	0	0	0
Brookville Township	43,661	1	0	0	7	8
Butler Township	8,469	0	0	0	0	0
Fairfield Township	9,402	0	0	0	0	0
Highland Township	14,352	0	0	0	0	0
Laurel Township	17,253	0	0	0	0	0
Metamora Township	16,282	0	0	0	2	2
Posey Township	6,869	0	0	0	0	0
Ray Township	21,877	0	0	0	7	7
Salt Creek Township	9,394	0	0	0	0	0
Springfield Township	17,847	0	0	0	0	0
Whitewater Township	34,654	0	0	0	0	0
Batesville Civil City	472,543	0	0	0	168	168
Cedar Grove Civil Town	2,843	0	0	0	0	0
Laurel Civil Town	32,431	0	0	0	0	0
Mt. Carmel Civil Town	0	0	0	0	0	0
Oldenburg Civil Town	117,690	0	0	0	115	115
Brookville Civil Town	525,302	63	0	0	288	351
Franklin County Community School Corporation	5,171,994	80	0	0	405	484
Batesville Community School Corporation	1,725,543	0	0	0	560	560
Union County School Corporation	347,272	0	0	0	0	0
Whitewater Valley Community Library	495,019	13	0	0	65	78
Batesville Public Library	128,565	0	0	0	54	54
Southwest Franklin County Fire Territory	0	0	0	0	0	0
Southeastern Indiana Solid Waste Management	119,367	1	0	0	17	18
Total - All Taxing Units	**12,128,545**	**188**	**0**	**0**	**2,087**	**2,275**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

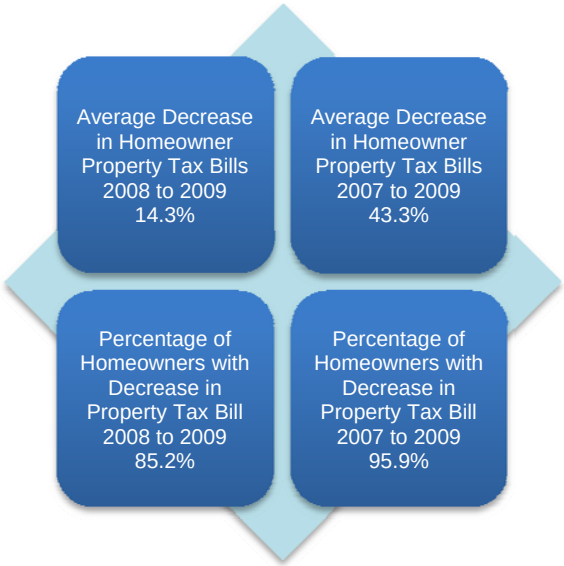
2009 FULTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Fulton County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	196	3.9%	105	2.1%
10% to 19%	93	1.8%	31	0.6%
1% to 9%	416	8.3%	33	0.7%
0%	43	0.9%	38	0.8%
-1% to -9%	621	12.3%	81	1.6%
-10% to -19%	976	19.4%	148	2.9%
-20% to -29%	1,014	20.1%	282	5.6%
-30% to -39%	711	14.1%	623	12.4%
-40% to -49%	339	6.7%	1,038	20.6%
-50% to -59%	171	3.4%	1,140	22.6%
-60% to -69%	104	2.1%	719	14.3%
-70% to -79%	88	1.7%	346	6.9%
-80% to -89%	58	1.2%	191	3.8%
-90% to -99%	44	0.9%	96	1.9%
-100%	164	3.3%	165	3.3%
Total	5,038	100.0%	5,036	100.0%
Higher Tax Bill	705	14.0%	169	3.4%
No Change	43	0.9%	38	0.8%
Lower Tax Bill	4,290	85.2%	4,829	95.9%
Average Change in Tax Bill	-14.3%		-43.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Fulton County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-8.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-35.9%	-30.6%
State PTRC Percentage, 2008	23.5%	20.1%
Total State Homestead Credit, 2008	44.8%	39.5%
Total State Homestead Credit, 2009	8.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Fulton County decreased by 14.3%. Fulton County tax rates dropped by more than the state average because its taxable assessed value fell less and its levy fell more than in most counties. Fulton County homeowners saw a large homestead credit rate in 2008. The phaseout of this rate offset the lower Fulton County tax rates. But Fulton County adopted a local option income tax for property tax relief in 2009, which is

2009 Property Tax Changes:

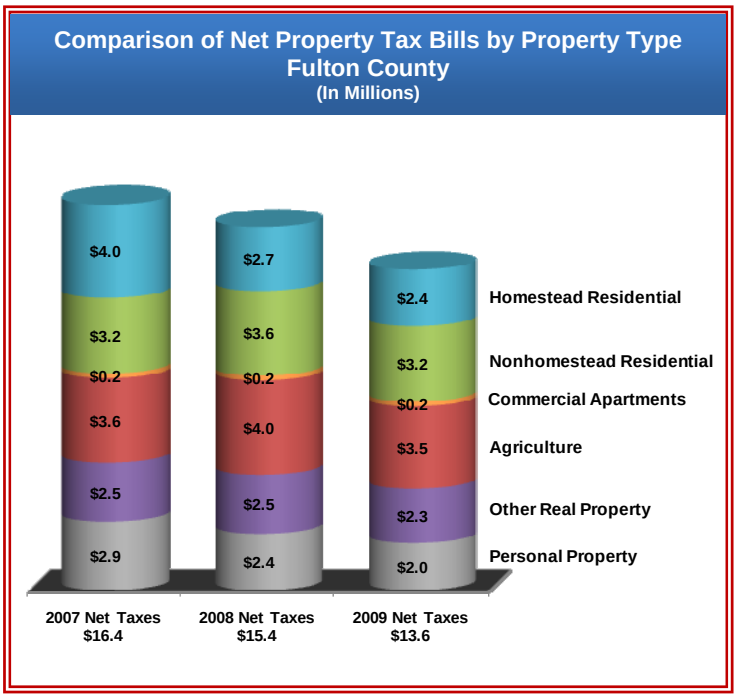
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

the main cause of the tax cut its homeowners received. Few elderly Fulton County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Fulton County, as they were in most Indiana counties.

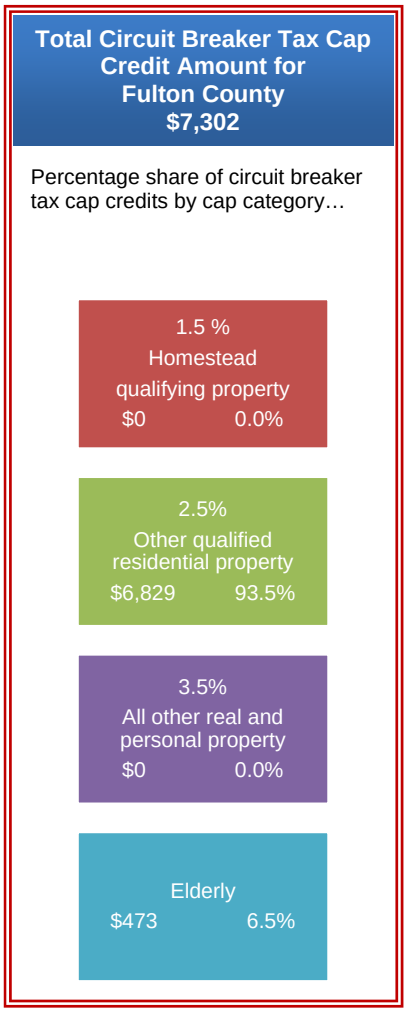


In Fulton County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 11.1% decline in average property tax bills. There was an 18% decrease in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 12.5% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 8.0%. Personal property, which is largely business equipment, saw a 16.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Fulton County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$23,040,269***	***$23,651,403***	***$15,135,589***	***2.7%***	***-36.0%***	***-3.2%***
State Unit	20,814	24,206	0	16.3%	-100.0%	
Fulton County	5,449,678	4,763,447	3,646,338	-12.6%	-23.5%	1.6%
Aubbeenaubbee Township	48,247	50,306	51,954	4.3%	3.3%	3.3%
Henry Township	65,358	67,265	70,283	2.9%	4.5%	4.5%
Liberty Township	37,316	39,722	40,465	6.4%	1.9%	1.9%
Newcastle Township	44,772	46,880	46,929	4.7%	0.1%	0.1%
Richland Township	29,708	30,825	29,566	3.8%	-4.1%	-4.1%
Rochester Township	154,782	159,137	168,847	2.8%	6.1%	6.1%
Union Township	64,886	67,088	69,289	3.4%	3.3%	3.3%
Wayne Township	44,183	46,027	47,181	4.2%	2.5%	2.5%
Rochester Civil City	2,241,374	2,286,493	2,248,770	2.0%	-1.6%	-0.2%
Akron Civil Town	188,873	195,663	198,872	3.6%	1.6%	1.6%
Fulton Civil Town	36,917	37,558	40,637	1.7%	8.2%	8.2%
Kewanna Civil Town	164,474	167,106	172,812	1.6%	3.4%	3.4%
Rochester Community School Corporation	7,561,053	8,264,304	3,763,764	9.3%	-54.5%	-8.2%
Caston School Corporation	2,160,394	2,228,268	1,054,900	3.1%	-52.7%	3.7%
Tippecanoe Valley School Corporation	2,402,731	2,717,852	1,462,004	13.1%	-46.2%	-11.3%
Culver Community School Corporation	374,019	416,273	195,345	11.3%	-53.1%	-9.8%
Eastern Pulaski Community School Corporation	261,696	255,793	147,783	-2.3%	-42.2%	18.2%
Akron Carnegie Public Library	209,595	226,413	215,848	8.0%	-4.7%	-4.7%
Kewanna Public Library	71,350	74,906	76,335	5.0%	1.9%	1.9%
Fulton County Public Library	945,815	1,021,931	1,047,911	8.0%	2.5%	2.5%
Fulton County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Fulton County Airport Authority	462,234	463,940	339,756	0.4%	-26.8%	-26.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Fulton County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Aubbeenaubbee Township	58.1	52.3	-10.0%	929,801	551,428	-40.7%	1.6013	1.0552	23.21%	46.60%	8.36%	16.70%	44.62%
Henry Township	81.8	76.6	-6.3%	2,044,151	1,426,139	-30.2%	2.4988	1.8606	21.53%	41.07%	8.36%	11.40%	26.30%
Akron Town	27.0	21.9	-18.8%	853,232	579,472	-32.1%	3.1624	2.6456	20.68%	45.52%	8.36%	15.47%	34.22%
Liberty Township	77.5	75.2	-3.1%	1,639,280	958,672	-41.5%	2.1139	1.2755	28.08%	46.47%	8.36%	9.43%	24.81%
Fulton Town	4.1	3.0	-27.3%	121,514	77,323	-36.4%	2.9884	2.6161	25.46%	52.69%	8.36%	1.74%	9.30%
Newcastle Township	51.7	50.7	-2.0%	1,255,274	897,737	-28.5%	2.4267	1.7713	21.93%	41.14%	8.36%	7.30%	18.02%
Richland Township	64.3	59.5	-7.5%	1,295,914	763,695	-41.1%	2.0154	1.2838	24.29%	42.51%	8.36%	23.31%	52.56%
Rochester Township	190.8	167.9	-12.0%	3,889,592	2,215,322	-43.0%	2.0383	1.3195	24.23%	42.79%	8.36%	10.74%	27.34%
Rochester City	343.7	310.0	-9.8%	9,076,015	6,096,779	-32.8%	2.6408	1.9664	22.26%	46.20%	8.36%	13.01%	29.07%
Kewanna Town	11.2	10.6	-5.5%	393,979	305,305	-22.5%	3.5158	2.8843	23.74%	52.63%	8.36%	20.13%	50.68%
Wayne Township	62.4	61.3	-1.9%	1,335,851	796,178	-40.4%	2.1396	1.2994	27.84%	46.34%	8.36%	53.67%	97.11%
Union Twp - Rochester Schools	25.7	24.9	-3.0%	532,347	329,982	-38.0%	2.0728	1.3249	24.36%	43.77%	8.36%	16.79%	40.13%
Union Twp - Eastern Pulaski Schools	23.8	24.0	0.8%	515,526	326,428	-36.7%	2.1646	1.3600	26.59%	46.52%	8.36%	15.78%	43.62%
Union Twp - Caston Schools	10.5	10.6	0.5%	228,170	139,058	-39.1%	2.1659	1.3132	27.99%	47.37%	8.36%	8.61%	22.00%
County Totals/Averages	**1,032.7**	**948.4**	**-8.2%**	**24,110,645**	**15,463,520**	**-35.9%**	**2.3451**	**1.6305**	**23.53%**	**44.76%**	**8.36%**	**13.82%**	**31.39%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Fulton County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Fulton County	3,646,338	0	931	0	112	1,043
Aubbeenaubbee Township	51,954	0	0	0	0	0
Henry Township	70,283	0	0	0	1	1
Liberty Township	40,465	0	0	0	0	0
Newcastle Township	46,929	0	0	0	0	0
Richland Township	29,566	0	0	0	0	0
Rochester Township	168,847	0	0	0	15	15
Union Township	69,289	0	121	0	0	121
Wayne Township	47,181	0	0	0	0	0
Rochester Civil City	2,248,770	0	0	0	69	69
Akron Civil Town	198,872	0	18	0	23	41
Fulton Civil Town	40,637	0	0	0	0	0
Kewanna Civil Town	172,812	0	3,834	0	0	3,834
Union Township School Corporation	0	0	0	0	0	0
Rochester Community School Corporation	3,763,764	0	0	0	173	173
Caston School Corporation	1,054,900	0	1,543	0	0	1,543
Tippecanoe Valley School Corporation	1,462,004	0	23	0	29	52
Culver Community School Corporation	195,345	0	0	0	0	0
Eastern Pulaski Community School Corporation	147,783	0	0	0	0	0
Akron Carnegie Public Library	215,848	0	5	0	6	11
Kewanna Public Library	76,335	0	267	0	0	267
Fulton County Public Library	1,047,911	0	0	0	35	35
Fulton County Solid Waste Management District	0	0	0	0	0	0
Fulton County Airport Authority	339,756	0	87	0	10	97
Total - All Taxing Units	**15,135,589**	**0**	**6,829**	**0**	**473**	**7,302**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

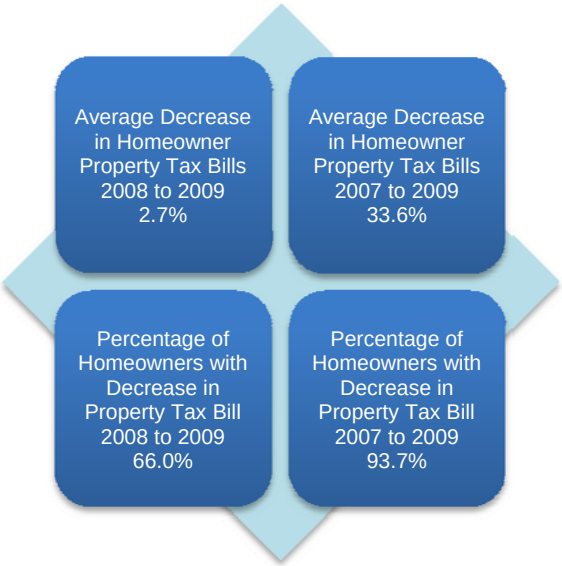
2009 GIBSON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Gibson County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	910	9.8%	172	1.9%
10% to 19%	604	6.5%	64	0.7%
1% to 9%	1,457	15.7%	164	1.8%
0%	176	1.9%	180	1.9%
-1% to -9%	1,734	18.7%	430	4.6%
-10% to -19%	1,863	20.1%	642	6.9%
-20% to -29%	1,101	11.9%	1,322	14.3%
-30% to -39%	483	5.2%	2,024	21.9%
-40% to -49%	162	1.8%	1,882	20.3%
-50% to -59%	111	1.2%	1,255	13.6%
-60% to -69%	115	1.2%	361	3.9%
-70% to -79%	64	0.7%	179	1.9%
-80% to -89%	64	0.7%	123	1.3%
-90% to -99%	45	0.5%	85	0.9%
-100%	363	3.9%	369	4.0%
Total	9,252	100.0%	9,252	100.0%
Higher Tax Bill	2,971	32.1%	400	4.3%
No Change	176	1.9%	180	1.9%
Lower Tax Bill	6,105	66.0%	8,672	93.7%
Average Change in Tax Bill	-2.7%		-33.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Gibson County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-0.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-27.5%	-30.6%
State PTRC Percentage, 2008	20.7%	20.1%
Total State Homestead Credit, 2008	41.4%	39.5%
Total State Homestead Credit, 2009	7.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Gibson County decreased by 2.7%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Taxable assessed value dropped less in Gibson County than in most counties, and this reduced tax rates more. But Gibson County local taxing units increased their levies by more than the state average, partly offsetting the effect of levy elimination. Gibson County did not adopt a local option income tax for property tax relief, and few Gibson County homeowners were eligible for the circuit breaker tax cap credits.

2009 Property Tax Changes:

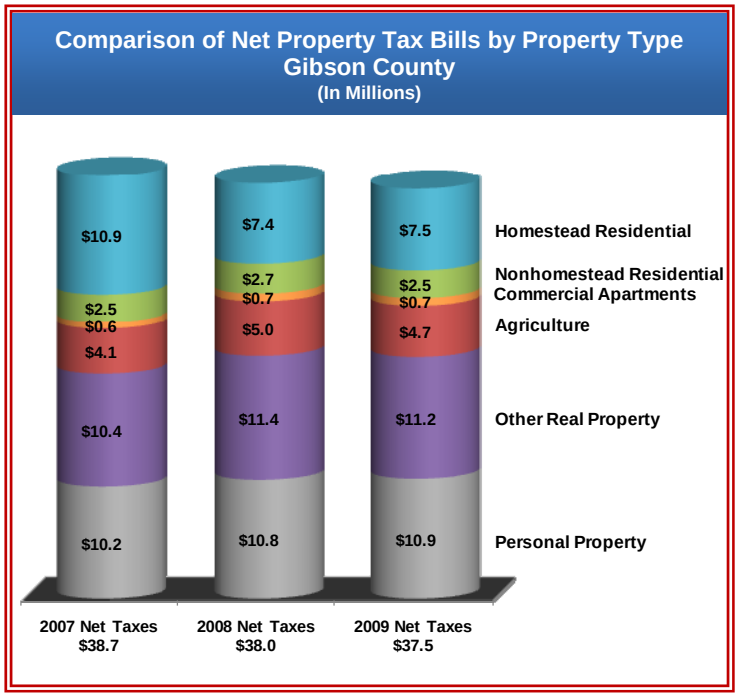
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Gibson County, as they were in almost all Indiana counties.



In Gibson County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 7.4% decline in average property tax bills. There was no significant change in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 6.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 1.8%. Personal property, which is largely business equipment, saw a 0.9% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Gibson County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$43,739,199***	***$45,562,707***	***$33,066,086***	***4.2%***	***-27.4%***	***4.6%***
State Unit	36,083	39,188	0	8.6%	-100.0%	
Gibson County	10,238,601	11,193,066	9,545,732	9.3%	-14.7%	4.5%
Barton Township	48,431	49,430	52,054	2.1%	5.3%	5.3%
Center Township	28,306	28,889	27,551	2.1%	-4.6%	-4.6%
Columbia Township	87,867	90,130	94,739	2.6%	5.1%	5.1%
Johnson Township	25,284	25,832	27,209	2.2%	5.3%	5.3%
Montgomery Township	70,930	72,748	75,548	2.6%	3.8%	3.8%
Patoka Township	2,768,420	2,560,693	2,647,986	-7.5%	3.4%	3.4%
Union Township	166,056	169,590	173,069	2.1%	2.1%	2.1%
Wabash Township	30,243	31,259	32,593	3.4%	4.3%	4.3%
Washington Township	22,776	23,172	24,542	1.7%	5.9%	5.9%
White River Township	53,141	54,555	56,597	2.7%	3.7%	3.7%
Princeton Civil City	2,285,577	2,285,406	2,278,151	0.0%	-0.3%	7.1%
Oakland City Civil City	387,402	405,785	420,160	4.7%	3.5%	3.5%
Fort Branch Civil Town	200,977	203,731	233,177	1.4%	14.5%	14.5%
Francisco Civil Town	40,619	39,976	42,726	-1.6%	6.9%	6.9%
Haubstadt Civil Town	538,520	559,739	569,430	3.9%	1.7%	1.7%
Hazelton Civil Town	13,855	14,085	14,539	1.7%	3.2%	3.2%
Mackey Civil Town	10,015	10,195	10,800	1.8%	5.9%	5.9%
Owensville Civil Town	314,024	315,303	319,991	0.4%	1.5%	1.5%
Patoka Civil Town	21,270	21,367	22,940	0.5%	7.4%	7.4%
Somerville Civil Town	1,488	1,542	1,603	3.6%	4.0%	4.0%
East Gibson School Corporation	4,137,304	4,217,608	2,169,560	1.9%	-48.6%	1.7%
North Gibson School Corporation	9,257,853	8,869,309	4,809,943	-4.2%	-45.8%	0.0%
South Gibson School Corporation	10,620,492	11,937,902	6,953,509	12.4%	-41.8%	9.0%
Oakland City-Columbia Township Public Lib.	117,776	121,030	126,999	2.8%	4.9%	4.9%
Owensville Carnegie Library	216,953	222,965	232,313	2.8%	4.2%	4.2%
Fort Branch-Johnson Township Library	275,676	282,316	297,114	2.4%	5.2%	5.2%
Princeton-Patoka Township Public Library	458,276	443,868	466,452	-3.1%	5.1%	5.1%
Owensville-Montgomery Township Fire	286,228	293,961	305,372	2.7%	3.9%	3.9%
Gibson Co Solid Waste Mgt. District	978,756	978,067	1,033,687	-0.1%	5.7%	5.7%
Gibson County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Gibson County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Barton Township	69.8	66.3	-5.1%	1,754,204	1,141,758	-34.9%	2.5117	1.7222	24.73%	43.82%	7.67%	0.00%	0.00%
Mackey Town	1.8	1.5	-15.2%	54,983	36,719	-33.2%	3.0601	2.4105	23.23%	46.58%	7.67%	0.00%	0.00%
Somerville Town	3.6	2.8	-22.1%	92,064	49,606	-46.1%	2.5253	1.7470	24.71%	43.97%	7.67%	0.00%	0.00%
Center Township	61.1	54.1	-11.4%	1,520,391	917,140	-39.7%	2.4881	1.6944	24.84%	43.74%	7.67%	0.00%	0.00%
Francisco Town	7.4	5.7	-23.3%	224,294	138,863	-38.1%	3.0129	2.4315	23.34%	46.39%	7.67%	0.00%	0.00%
Columbia Township	68.5	59.2	-13.6%	1,824,553	1,136,842	-37.7%	2.6629	1.9197	24.16%	44.44%	7.67%	0.00%	0.00%
Oakland City	40.3	31.5	-21.9%	1,460,669	1,008,252	-31.0%	3.6281	3.2057	21.15%	45.81%	7.67%	0.00%	0.00%
Haubstadt Town	51.9	39.9	-23.1%	1,551,305	987,953	-36.3%	2.9863	2.4731	18.78%	37.33%	7.67%	0.00%	0.00%
Washington Township	38.7	39.3	1.6%	864,289	566,002	-34.5%	2.2325	1.4389	23.98%	45.05%	7.67%	0.00%	0.00%
White River Township	39.7	39.3	-1.0%	908,531	589,938	-35.1%	2.2909	1.5027	23.78%	45.40%	7.67%	0.00%	0.00%
Hazelton Town	3.5	2.6	-27.4%	93,013	51,518	-44.6%	2.6211	1.9995	22.54%	46.31%	7.67%	0.00%	0.00%
Patoka Town	14.2	12.3	-13.8%	337,068	198,205	-41.2%	2.3703	1.6164	23.41%	45.53%	7.67%	0.00%	0.00%
Montgomery Township	355.8	384.8	8.2%	8,888,477	6,762,704	-23.9%	2.4985	1.7573	23.07%	42.86%	7.67%	0.00%	0.00%
Owensville Town	19.0	16.1	-15.1%	695,369	505,160	-27.4%	3.6600	3.1328	20.79%	47.54%	7.67%	0.00%	0.00%
Wabash Township	21.7	24.3	12.1%	546,159	430,677	-21.1%	2.5193	1.7716	23.01%	42.99%	7.67%	0.00%	0.00%
Johnson Township	156.9	142.3	-9.3%	4,043,081	2,667,272	-34.0%	2.5767	1.8741	21.99%	41.04%	7.67%	0.00%	0.00%
Union Township	109.2	92.9	-15.0%	2,727,086	1,662,522	-39.0%	2.4966	1.7902	22.92%	42.42%	7.67%	0.00%	0.00%
Fort Branch Town	57.3	56.2	-1.8%	1,637,919	1,244,348	-24.0%	2.8590	2.2128	22.07%	44.49%	7.67%	0.00%	0.00%
Patoka Township	305.7	369.7	20.9%	8,377,376	7,101,822	-15.2%	2.7402	1.9210	18.20%	36.43%	7.67%	0.00%	0.00%
Princeton City	234.6	212.9	-9.3%	8,753,889	6,406,659	-26.8%	3.7316	3.0098	17.17%	40.93%	7.67%	0.00%	0.00%
County Totals/Averages	**1,660.9**	**1,653.8**	**-0.4%**	**46,354,719**	**33,603,960**	**-27.5%**	**2.7904**	**2.0313**	**20.69%**	**41.41%**	**7.67%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Gibson County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Gibson County	9,545,732	220	57,186	0	2,075	59,481
Barton Township	52,054	0	0	0	8	8
Center Township	27,551	0	0	0	0	0
Columbia Township	94,739	12	1,352	0	33	1,397
Johnson Township	27,209	0	0	0	8	8
Montgomery Township	75,548	0	135	0	13	148
Patoka Township	2,647,986	73	31,009	0	69	31,150
Union Township	173,069	0	0	0	164	164
Wabash Township	32,593	0	0	0	0	0
Washington Township	24,542	0	0	0	0	0
White River Township	56,597	0	0	0	5	5
Princeton Civil City	2,278,151	170	72,795	0	161	73,127
Oakland City Civil City	420,160	283	32,013	0	779	33,075
Fort Branch Civil Town	233,177	0	0	0	487	487
Francisco Civil Town	42,726	0	0	0	0	0
Haubstadt Civil Town	569,430	0	0	0	421	421
Hazelton Civil Town	14,539	0	0	0	0	0
Mackey Civil Town	10,800	0	0	0	0	0
Owensville Civil Town	319,991	14	9,992	0	939	10,945
Patoka Civil Town	22,940	0	0	0	20	20
Somerville Civil Town	1,603	0	0	0	1	1
East Gibson School Corporation	2,169,560	207	23,428	0	676	24,311
North Gibson School Corporation	4,809,943	114	48,512	0	186	48,811
South Gibson School Corporation	6,953,509	9	6,637	0	2,424	9,071
Oakland City-Columbia Township Public Library	126,999	30	3,348	0	81	3,459
Owensville Carnegie Library	232,313	1	393	0	38	431
Fort Branch-Johnson Township Library	297,114	0	0	0	175	175
Princeton-Patoka Township Public Library	466,452	13	5,460	0	12	5,485
Owensville-Montgomery Township Fire	305,372	1	548	0	52	601
Gibson Co Solid Waste Management	1,033,687	24	6,191	0	225	6,439
Gibson County Solid Waste	0	0	0	0	0	0
Gibson County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**33,066,086**	**1,169**	**299,000**	**0**	**9,053**	**309,222**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

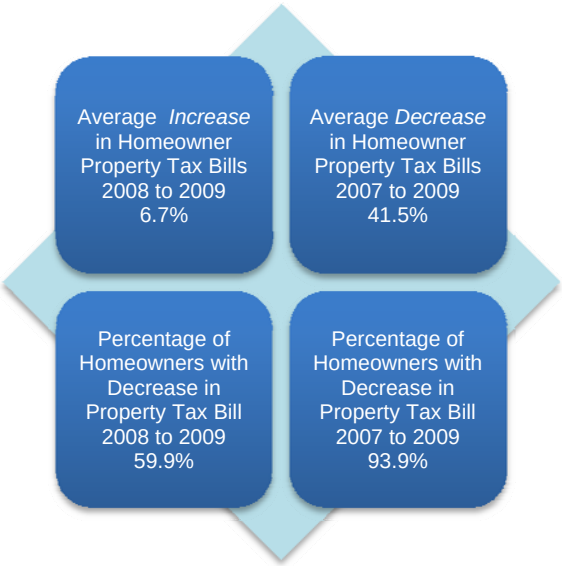
2009 GRANT COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Grant County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,446	14.5%	538	3.2%
10% to 19%	1,637	9.7%	73	0.4%
1% to 9%	2,300	13.6%	95	0.6%
0%	377	2.2%	318	1.9%
-1% to -9%	3,466	20.6%	124	0.7%
-10% to -19%	2,882	17.1%	261	1.5%
-20% to -29%	1,152	6.8%	860	5.1%
-30% to -39%	465	2.8%	2,479	14.7%
-40% to -49%	304	1.8%	4,134	24.5%
-50% to -59%	234	1.4%	4,391	26.1%
-60% to -69%	201	1.2%	1,517	9.0%
-70% to -79%	204	1.2%	426	2.5%
-80% to -89%	131	0.8%	375	2.2%
-90% to -99%	133	0.8%	275	1.6%
-100%	919	5.5%	985	5.8%
Total	16,851	100.0%	16,851	100.0%
Higher Tax Bill	6,383	37.9%	706	4.2%
No Change	377	2.2%	318	1.9%
Lower Tax Bill	10,091	59.9%	15,827	93.9%
Average Change in Tax Bill	6.7%		-41.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Grant County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.1%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.7%	-30.6%
State PTRC Percentage, 2008	21.5%	20.1%
Total State Homestead Credit, 2008	48.1%	39.5%
Total State Homestead Credit, 2009	7.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Grant County increased by 6.7%. Grant County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. This loss of tax relief more than offset the effects of the new 35% supplemental homestead deduction and the elimination of the school general fund and county welfare levies. Grant County did not adopt a local option income tax for property tax relief for 2009 (a

2009 Property Tax Changes:

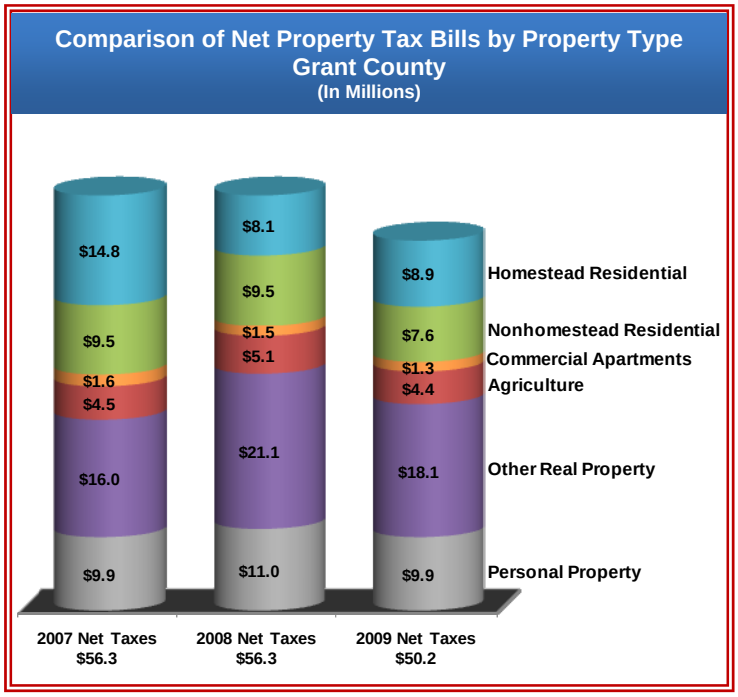
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

LOIT was adopted for 2010), and only a few Grant County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Grant County, as they were in almost all Indiana counties.



In Grant County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 20.0% decline in average property tax bills. Average tax bills on commercial apartments decreased 13.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 13.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 14.2%. Personal property, which is largely business equipment, saw a 10.0% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Grant County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$76,396,816***	***$76,658,964***	***$53,256,451***	***0.3%***	***-30.5%***	***5.2%***
State Unit	53,845	55,568	0	3.2%	-100.0%	
Grant County	17,513,244	17,538,528	13,182,713	0.1%	-24.8%	5.8%
Center Township	254,338	262,792	366,634	3.3%	39.5%	39.5%
Fairmount Township	44,763	46,322	48,115	3.5%	3.9%	3.9%
Franklin Township	109,731	109,281	115,826	-0.4%	6.0%	6.0%
Green Township	35,328	37,379	38,360	5.8%	2.6%	2.6%
Jefferson Township	65,750	68,349	69,499	4.0%	1.7%	1.7%
Liberty Township	24,554	25,444	26,287	3.6%	3.3%	3.3%
Mill Township	155,106	161,706	188,700	4.3%	16.7%	16.7%
Monroe Township	19,713	20,519	21,315	4.1%	3.9%	3.9%
Pleasant Township	46,414	48,463	47,382	4.4%	-2.2%	-2.2%
Richland Township	23,059	23,895	24,821	3.6%	3.9%	3.9%
Sims Township	35,439	39,068	40,648	10.2%	4.0%	4.0%
Van Buren Township	39,263	41,704	41,838	6.2%	0.3%	0.3%
Washington Township	72,567	76,040	78,935	4.8%	3.8%	3.8%
Marion Civil City	15,178,157	15,626,167	14,619,096	3.0%	-6.4%	1.1%
Gas City Civil City	1,103,318	1,113,624	1,124,018	0.9%	0.9%	6.3%
Fairmount Civil Town	535,409	554,648	574,679	3.6%	3.6%	3.6%
Fowlerton Civil Town	22,319	23,141	23,619	3.7%	2.1%	2.1%
Jonesboro Civil City	247,237	256,272	264,852	3.7%	3.3%	3.3%
Matthews Civil Town	89,319	92,498	95,869	3.6%	3.6%	3.6%
Swayzee Civil Town	121,029	125,508	131,136	3.7%	4.5%	4.5%
Sweetser Civil Town	81,421	84,146	85,385	3.3%	1.5%	1.5%
Upland Civil Town	300,279	316,106	327,986	5.3%	3.8%	3.8%
Van Buren Civil Town	177,692	185,976	205,444	4.7%	10.5%	10.5%
Converse Civil Town	46,141	46,482	45,397	0.7%	-2.3%	-2.3%
Eastbrook Community School Corporation	4,607,123	4,453,696	2,569,951	-3.3%	-42.3%	11.7%
Madison-Grant United School Corporation	3,163,824	3,364,500	1,686,834	6.3%	-49.9%	-6.3%
Mississinewa Community School Corporation	4,315,497	4,429,794	2,537,474	2.6%	-42.7%	-5.1%
Marion Community School Corporation	20,228,969	20,233,196	8,966,633	0.0%	-55.7%	12.8%
Oak Hill United School Corporation	5,023,648	4,384,150	2,967,168	-12.7%	-32.3%	20.7%
Fairmount Public Library	52,526	54,414	56,444	3.6%	3.7%	3.7%
Gas City-Mill Township Public Library	398,164	429,814	425,669	7.9%	-1.0%	-1.0%
Jonesboro Public Library	35,909	37,265	38,759	3.8%	4.0%	4.0%
Marion Public Library	1,756,908	1,865,915	1,910,753	6.2%	2.4%	2.4%
Matthews Public Library	6,269	6,497	6,753	3.6%	3.9%	3.9%
Swayzee Public Library	43,046	44,603	46,348	3.6%	3.9%	3.9%
Barton-Rees-Pogue Memorial Library	32,177	33,705	35,088	4.7%	4.1%	4.1%
Van Buren Public Library	71,185	74,493	77,487	4.6%	4.0%	4.0%
Converse Public Library	3,796	3,836	3,749	1.1%	-2.3%	-2.3%
East Central Indiana Solid Waste Mgt. District	130,127	134,288	138,787	3.2%	3.4%	3.4%
Gas City Redevelopment Comission	75,780	74,298	0	-2.0%	-100.0%	-100.0%
Van Buren Town Redevelopment Commission	34,357	34,717	0	1.0%	-100.0%	-100.0%
Converse Redevelopment Commission	1,515	0	0	-100.0%	0.0%	0.0%
Marion City Redevelopment Commission	20,561	20,157	0	-2.0%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Grant County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions)			Gross Levy			Tax Rate		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	96.8	76.7	-20.8%	2,438,723	1,236,407	-49.3%	2.5187	1.6120	25.44%	46.45%	7.72%	15.93%	28.79%
Marion City-Center Township	484.4	392.3	-19.0%	20,186,194	12,768,190	-36.7%	4.1675	3.2543	20.78%	50.18%	7.72%	15.93%	28.79%
Fairmont Town	63.7	50.9	-20.0%	2,016,371	1,345,449	-33.3%	3.1668	2.6412	21.13%	50.77%	7.72%	15.93%	28.79%
Franklin Township-Marion Schools	34.8	30.1	-13.6%	849,166	448,370	-47.2%	2.4387	1.4897	25.72%	45.83%	7.72%	15.93%	28.79%
Franklin Township-Oak Hill Schools	32.1	30.4	-5.4%	844,027	638,685	-24.3%	2.6298	2.1028	22.68%	44.10%	7.72%	15.93%	28.79%
Marion City-Franklin Township	314.0	303.9	-3.2%	13,071,686	9,804,775	-25.0%	4.1629	3.2258	20.71%	49.96%	7.72%	15.93%	28.79%
Sweetser Town-Franklin Township	8.7	7.1	-19.0%	247,586	168,057	-32.1%	2.8412	2.3810	21.89%	44.71%	7.72%	15.93%	28.79%
Green Township	42.6	41.1	-3.5%	990,872	639,724	-35.4%	2.3248	1.5550	22.93%	46.56%	7.72%	15.93%	28.79%
Jefferson Township	66.5	59.0	-11.2%	1,436,010	929,674	-35.3%	2.1605	1.5755	23.01%	46.23%	7.72%	15.93%	28.79%
Matthews Town	11.0	10.1	-8.5%	330,025	253,168	-23.3%	2.9917	2.5082	21.07%	50.63%	7.72%	15.93%	28.79%
Upland Town	66.5	57.0	-14.3%	1,742,075	1,199,171	-31.2%	2.6205	2.1050	21.74%	48.90%	7.72%	15.93%	28.79%
Liberty Township	64.6	61.7	-4.4%	1,470,109	928,652	-36.8%	2.2765	1.5043	23.18%	46.50%	7.72%	15.93%	28.79%
Mill Township	83.4	64.4	-22.8%	2,282,755	1,388,895	-39.2%	2.7366	2.1565	20.44%	45.18%	7.72%	15.93%	28.79%
Marion City-Mill Township	3.8	4.6	20.6%	161,096	165,131	2.5%	4.2504	3.6114	18.05%	48.95%	7.72%	15.93%	28.79%
Gas City-Mill Township	144.9	125.4	-13.4%	5,034,385	3,611,951	-28.3%	3.4754	2.8808	18.96%	47.37%	7.72%	15.93%	28.79%
Jonesboro Town	30.2	24.4	-19.2%	1,049,046	748,928	-28.6%	3.4766	3.0712	19.27%	48.11%	7.72%	15.93%	28.79%
Monroe Township	65.2	58.4	-10.4%	1,372,692	883,517	-35.6%	2.1067	1.5141	23.30%	46.12%	7.72%	15.93%	28.79%
Pleasant Township-Marion Schools	62.0	44.5	-28.2%	1,496,171	652,145	-56.4%	2.4151	1.4659	25.95%	46.04%	7.72%	15.93%	28.79%
Pleasant Township-Oak Hill Schools	72.8	62.3	-14.4%	1,897,875	1,295,912	-31.7%	2.6062	2.0790	22.87%	44.27%	7.72%	15.93%	28.79%
Marion City-Pleasant Township	162.6	143.6	-11.7%	6,742,918	4,612,425	-31.6%	4.1479	3.2116	20.80%	50.12%	7.72%	15.93%	28.79%
Sweetser Town-Pleasant Township	27.3	20.7	-24.1%	770,887	490,081	-36.4%	2.8262	2.3668	22.04%	44.92%	7.72%	15.93%	28.79%
Richland Township	33.4	31.5	-5.8%	885,904	669,402	-24.4%	2.6498	2.1258	22.76%	44.57%	7.72%	15.93%	28.79%
Converse Town	4.2	2.9	-30.7%	161,416	106,890	-33.8%	3.8126	3.6429	20.76%	50.06%	7.72%	15.93%	28.79%
Sims Township	38.9	35.7	-8.3%	1,059,360	790,837	-25.3%	2.7226	2.2166	22.58%	45.07%	7.72%	15.93%	28.79%
Swayzee Town	23.7	18.9	-20.3%	768,050	547,249	-28.7%	3.2360	2.8922	21.54%	47.79%	7.72%	15.93%	28.79%
Van Buren Township	51.9	45.1	-13.2%	1,168,531	760,222	-34.9%	2.2521	1.6873	22.67%	46.72%	7.72%	15.93%	28.79%
Van Buren Town	28.8	21.8	-24.4%	940,489	628,430	-33.2%	3.2645	2.8835	20.44%	51.47%	7.72%	15.93%	28.79%
Washington Township-Eastbrook	48.8	41.8	-14.3%	1,046,690	654,701	-37.5%	2.1434	1.5647	23.18%	46.40%	7.72%	15.93%	28.79%
Washington Township-Marion Sch	56.8	44.2	-22.2%	1,396,258	672,522	-51.8%	2.4581	1.5219	25.78%	46.34%	7.72%	15.93%	28.79%
Marion City-Washington Township	30.2	25.9	-14.2%	1,257,831	836,784	-33.5%	4.1596	3.2267	20.79%	50.16%	7.72%	15.93%	28.79%
Fairmont Township	54.5	48.1	-11.8%	1,281,598	768,807	-40.0%	2.3499	1.5974	22.96%	47.01%	7.72%	15.93%	28.79%
Fowlerton Town	3.2	2.6	-19.5%	97,745	63,317	-35.2%	3.0078	2.4204	21.49%	50.42%	7.72%	15.93%	28.79%
Gas City-Jefferson Township	0.1	0.8	686.9%	2,953	19,194	549.9%	3.0659	2.5323	20.20%	48.96%	7.72%	15.93%	28.79%
Gas City-Monroe Township	6.2	2.9	-52.6%	188,940	73,991	-60.8%	3.0632	2.5282	20.20%	48.95%	7.72%	15.93%	28.79%
Gas City-Center Township	2.5	2.6	6.4%	84,369	66,764	-20.9%	3.3925	2.5237	22.33%	48.80%	7.72%	15.93%	28.79%
Marion City-Monroe Township	7.7	6.2	-18.7%	295,091	203,597	-31.0%	3.8382	3.2588	18.94%	50.39%	7.72%	15.93%	28.79%
County Totals/Averages	**2,328.8**	**1,999.8**	**-14.1%**	**77,065,896**	**51,072,013**	**-33.7%**	**3.3109**	**2.5710**	**21.50%**	**48.07%**	**7.72%**	**15.93%**	**28.79%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Grant County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Grant County	13,182,713	1	458,157	141	4,329	462,629
Center Township	366,634	0	16,000	0	91	16,091
Fairmount Township	48,115	0	167	0	12	179
Franklin Township	115,826	0	2,994	0	19	3,013
Green Township	38,360	0	0	0	0	0
Jefferson Township	69,499	0	2	0	11	14
Liberty Township	26,287	0	0	0	1	1
Mill Township	188,700	0	5,164	3	116	5,284
Monroe Township	21,315	0	23	0	2	24
Pleasant Township	47,382	0	1,790	0	12	1,803
Richland Township	24,821	0	152	7	2	161
Sims Township	40,648	0	387	0	20	407
Van Buren Township	41,838	0	206	0	4	211
Washington Township	78,935	0	486	0	10	496
Marion Civil City	14,619,096	0	961,307	95	4,515	965,917
Gas City Civil City	1,124,018	0	46,830	0	1,163	47,993
Fairmount Civil Town	574,679	0	10,966	0	517	11,483
Fowlerton Civil Town	23,619	0	0	0	0	0
Jonesboro Civil City	264,852	2	21,207	0	417	21,626
Matthews Civil Town	95,869	0	103	0	84	187
Swayzee Civil Town	131,136	0	4,267	0	217	4,484
Sweetser Civil Town	85,385	0	0	0	34	34
Upland Civil Town	327,986	0	0	0	211	211
Van Buren Civil Town	205,444	0	8,091	0	95	8,186
Converse Civil Town	45,397	0	5,048	231	26	5,304
Eastbrook Community School Corporation	2,569,951	0	6,784	0	630	7,414
Madison-Grant United School Corporation	1,686,834	0	8,107	0	450	8,557
Mississinewa Community School Corporation	2,537,474	3	103,849	70	2,175	106,097
Marion Community School Corporation	8,966,633	0	478,741	0	2,313	481,054
Oak Hill United School Corporation	2,967,168	0	13,645	227	987	14,859
Fairmount Public Library	56,444	0	543	0	29	572
Gas City-Mill Township Public Library	425,669	0	12,040	0	317	12,357
Jonesboro Public Library	38,759	0	3,103	0	61	3,165
Marion Public Library	1,910,753	0	125,629	12	590	126,231
Matthews Public Library	6,753	0	7	0	6	13
Swayzee Public Library	46,348	0	521	0	27	548
Barton-Rees-Pogue Memorial Library	35,088	0	0	0	23	23
Van Buren Public Library	77,487	0	814	0	12	827
Converse Public Library	3,749	0	417	19	2	438
East Central Indiana Solid Waste	138,787	0	4,807	1	45	4,854
Gas City Redevelopment Commission	0	0	0	0	0	0
Van Buren Town Redevelopment Commission	0	0	0	0	0	0
Converse Redevelopment Commission	0	0	0	0	0	0
Marion City Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**53,256,451**	**7**	**2,302,354**	**808**	**19,577**	**2,322,745**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

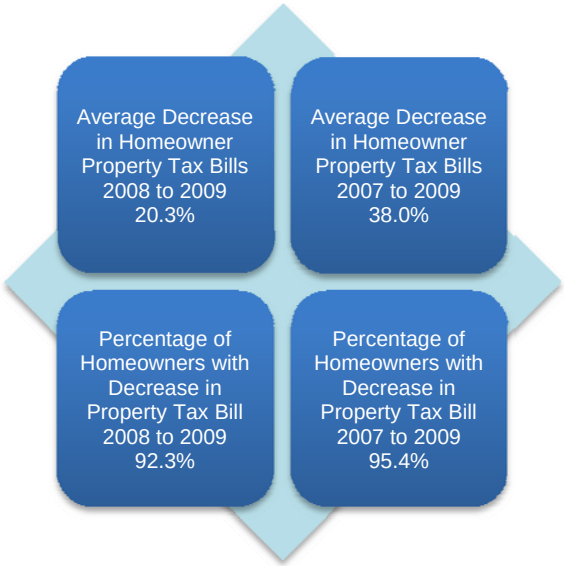
2009 GREENE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Greene County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	198	2.4%	191	2.3%
10% to 19%	64	0.8%	38	0.5%
1% to 9%	369	4.5%	132	1.6%
0%	1	0.0%	14	0.2%
-1% to -9%	826	10.1%	377	4.6%
-10% to -19%	1,049	12.8%	532	6.5%
-20% to -29%	2,074	25.3%	695	8.5%
-30% to -39%	1,432	17.5%	1,159	14.1%
-40% to -49%	866	10.6%	1,710	20.8%
-50% to -59%	284	3.5%	1,443	17.6%
-60% to -69%	204	2.5%	849	10.3%
-70% to -79%	141	1.7%	279	3.4%
-80% to -89%	139	1.7%	190	2.3%
-90% to -99%	105	1.3%	149	1.8%
-100%	452	5.5%	446	5.4%
Total	8,204	100.0%	8,204	100.0%
Higher Tax Bill	631	7.7%	361	4.4%
No Change	1	0.0%	14	0.2%
Lower Tax Bill	7,572	92.3%	7,829	95.4%
Average Change in Tax Bill	-20.3%		-38.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Greene County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.0%	-30.6%
State PTRC Percentage, 2008	20.5%	20.1%
Total State Homestead Credit, 2008	38.1%	39.5%
Total State Homestead Credit, 2009	9.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Greene County decreased by 20.3%. Greene County tax rates dropped by more than the state average, because the county's local governments reduced their levies in 2009. This added to the tax rate decrease caused by the elimination of the school general fund and county welfare levies. Few Greene County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Greene County, as they were in most Indiana counties.

2009 Property Tax Changes:

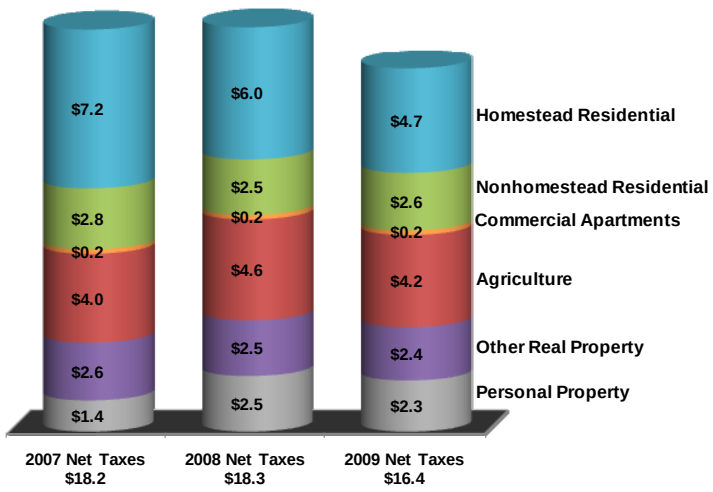
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Greene County
(In Millions)



In Greene County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 4.5% increase in average property tax bills. Although representing a very small portion of the total levy, average tax bills on commercial apartments fell 12.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 9.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 3.9%. Personal property, which is largely business equipment, saw a 5.8% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Greene County $371,518

Percentage share of circuit breaker tax cap credits by cap category…

Greene County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$23,799,260***	***$25,894,332***	***$16,563,706***	***8.8%***	***-36.0%***	***-8.2%***
State Unit	19,929	21,538	0	8.1%	-100.0%	
Greene County	5,961,948	5,779,488	4,495,581	-3.1%	-22.2%	-1.0%
Beech Creek Township	49,404	52,295	74,667	5.9%	42.8%	42.8%
Cass Township	19,942	20,271	21,111	1.6%	4.1%	4.1%
Center Township	87,581	96,442	75,901	10.1%	-21.3%	-21.3%
Fairplay Township	23,496	25,928	26,953	10.4%	4.0%	4.0%
Grant Township	20,600	21,275	20,901	3.3%	-1.8%	-1.8%
Highland Township	20,112	21,542	21,636	7.1%	0.4%	0.4%
Jackson Township	49,537	42,458	36,815	-14.3%	-13.3%	-13.3%
Jefferson Township	57,918	58,102	56,936	0.3%	-2.0%	-2.0%
Richland Township	59,262	60,892	58,824	2.8%	-3.4%	-3.4%
Smith Township	25,603	22,604	25,203	-11.7%	11.5%	11.5%
Stafford Township	8,813	10,044	10,448	14.0%	4.0%	4.0%
Stockton Township	137,988	142,607	143,786	3.3%	0.8%	0.8%
Taylor Township	48,396	23,161	19,680	-52.1%	-15.0%	-15.0%
Washington Township	28,570	27,790	29,231	-2.7%	5.2%	5.2%
Wright Township	92,803	170,850	96,357	84.1%	-43.6%	-43.6%
Linton Civil City	948,203	990,974	942,785	4.5%	-4.9%	3.8%
Jasonville Civil City	264,885	303,290	292,722	14.5%	-3.5%	-3.5%
Bloomfield Civil Town	263,572	267,661	262,564	1.6%	-1.9%	-1.9%
Lyons Civil Town	80,338	83,655	83,546	4.1%	-0.1%	-0.1%
Newberry Civil Town	17,179	17,018	18,318	-0.9%	7.6%	7.6%
Switz City Civil Town	15,406	15,826	14,921	2.7%	-5.7%	-5.7%
Worthington Civil Town	139,770	148,308	148,686	6.1%	0.3%	0.3%
Bloomfield School District	3,399,252	3,539,344	1,753,494	4.1%	-50.5%	-17.6%
Eastern Consolidated School Corporation	2,696,893	3,898,780	2,826,996	44.6%	-27.5%	1.0%
Linton-Stockton School Corporation	3,656,200	3,769,544	1,907,481	3.1%	-49.4%	-20.2%
M.S.D. Shakamak School Corporation	1,063,321	1,280,001	606,129	20.4%	-52.6%	-25.4%
White River Valley Consolidated School Corp.	3,988,291	4,263,511	1,722,066	6.9%	-59.6%	-18.2%
Jasonville Public Library	26,629	30,561	29,594	14.8%	-3.2%	-3.2%
Linton Public Library	142,230	306,314	344,733	115.4%	12.5%	12.5%
Worthington Public Library	65,133	66,567	66,341	2.2%	-0.3%	-0.3%
Bloomfield-Eastern Greene County Public	320,056	315,691	329,300	-1.4%	4.3%	4.3%
Greene County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Greene County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Greene County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Beech Creek Township	60.1	46.2	-23.2%	1,782,878	1,296,951	-27.3%	2.9650	2.8091	17.65%	36.35%	9.28%	0.00%	0.00%
Cass Township	15.2	15.6	2.8%	365,531	215,843	-41.0%	2.4103	1.3849	25.39%	40.07%	9.28%	0.00%	0.00%
Newberry Town	2.2	1.8	-16.0%	67,894	42,523	-37.4%	3.1570	2.3539	23.16%	43.79%	9.28%	0.00%	0.00%
Center Township	79.4	63.2	-20.5%	2,382,734	1,747,962	-26.6%	2.9994	2.7675	17.37%	35.93%	9.28%	0.00%	0.00%
Fairplay Township	36.1	37.9	4.8%	852,106	503,323	-40.9%	2.3586	1.3291	25.39%	39.14%	9.28%	0.00%	0.00%
Switz City-Fairplay Township	1.8	1.5	-14.8%	47,420	25,305	-46.6%	2.6282	1.6455	24.60%	41.38%	9.28%	0.00%	0.00%
Grant Township	35.7	33.7	-5.5%	836,711	444,689	-46.9%	2.3453	1.3190	25.48%	39.13%	9.28%	0.00%	0.00%
Switz City-Grant Township	3.1	2.6	-15.8%	81,426	42,826	-47.4%	2.6345	1.6448	24.61%	41.50%	9.28%	0.00%	0.00%
Highland Township	28.6	24.4	-14.9%	740,461	453,914	-38.7%	2.5885	1.8638	21.32%	37.57%	9.28%	0.00%	0.00%
Jackson Township	41.9	35.1	-16.2%	1,248,723	967,194	-22.5%	2.9793	2.7524	17.56%	36.24%	9.28%	0.00%	0.00%
Jefferson Township	35.8	36.7	2.5%	900,687	549,458	-39.0%	2.5152	1.4964	24.73%	40.00%	9.28%	0.00%	0.00%
Worthington Town	26.6	20.5	-22.9%	800,858	444,518	-44.5%	3.0067	2.1638	23.47%	43.08%	9.28%	0.00%	0.00%
Smith Township	27.4	27.9	2.1%	648,659	377,002	-41.9%	2.3703	1.3492	25.55%	39.78%	9.28%	0.00%	0.00%
Stafford Township	24.4	24.4	0.1%	567,742	317,768	-44.0%	2.3289	1.3018	25.71%	39.47%	9.28%	0.00%	0.00%
Stockton Township	88.9	68.9	-22.5%	2,557,852	1,482,628	-42.0%	2.8785	2.1525	19.45%	35.81%	9.28%	0.00%	0.00%
Linton City	103.7	89.0	-14.1%	3,896,106	2,772,886	-28.8%	3.7582	3.1141	18.35%	39.62%	9.28%	0.00%	0.00%
Taylor Township	38.9	32.7	-16.0%	1,001,478	599,847	-40.1%	2.5727	1.8349	21.31%	37.35%	9.28%	0.00%	0.00%
Washington Township	41.2	43.1	4.6%	966,812	568,848	-41.2%	2.3463	1.3197	25.54%	39.32%	9.28%	0.00%	0.00%
Lyons Town	10.3	8.2	-20.4%	324,065	190,574	-41.2%	3.1312	2.3130	23.28%	43.87%	9.28%	0.00%	0.00%
Wright Township	43.0	36.8	-14.4%	1,246,879	684,587	-45.1%	2.9025	1.8623	20.31%	37.50%	9.28%	0.00%	0.00%
Jasonville City	22.3	19.8	-11.2%	959,597	670,237	-30.2%	4.3049	3.3874	18.88%	43.20%	9.28%	0.00%	0.00%
Richland Township	72.8	55.6	-23.6%	1,880,143	1,034,101	-45.0%	2.5815	1.8591	21.31%	37.47%	9.28%	0.00%	0.00%
Bloomfield Town	58.1	48.9	-15.7%	1,737,996	1,143,341	-34.2%	2.9934	2.3368	20.54%	39.85%	9.28%	0.00%	0.00%
County Totals/Averages	**897.4**	**774.6**	**-13.7%**	**25,894,756**	**16,576,326**	**-36.0%**	**2.8854**	**2.1399**	**20.52%**	**38.06%**	**9.28%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Greene County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Greene County	4,495,581	4,657	67,013	0	612	72,282
Beech Creek Township	74,667	70	2,994	0	13	3,077
Cass Township	21,111	0	0	0	0	0
Center Township	75,901	257	2,524	0	12	2,793
Fairplay Township	26,953	0	0	0	0	0
Grant Township	20,901	0	0	0	0	0
Highland Township	21,636	18	0	0	0	18
Jackson Township	36,815	95	1,391	0	16	1,501
Jefferson Township	56,936	4	0	0	3	7
Richland Township	58,824	10	0	0	2	12
Smith Township	25,203	0	0	0	0	0
Stafford Township	10,448	0	0	0	0	0
Stockton Township	143,786	251	2,187	0	27	2,466
Taylor Township	19,680	0	0	0	1	1
Washington Township	29,231	4	0	0	2	5
Wright Township	96,357	59	1,836	0	5	1,900
Linton Civil City	942,785	2,579	47,272	0	459	50,310
Jasonville Civil City	292,722	364	26,581	0	79	27,024
Bloomfield Civil Town	262,564	227	0	0	47	275
Lyons Civil Town	83,546	105	0	0	43	148
Newberry Civil Town	18,318	0	0	0	0	0
Switz City Civil Town	14,921	0	0	0	0	0
Worthington Civil Town	148,686	51	0	0	38	90
Bloomfield School District	1,753,494	675	0	0	114	790
Central School District	0	0	0	0	0	0
Eastern Consolidated School Corporation	2,826,996	6,797	103,346	0	643	110,786
Linton-Stockton School Corporation	1,907,481	4,041	53,967	0	570	58,578
M.S.D. Shakamak School Corporation	606,129	438	19,277	0	57	19,773
Washington-Stafford Consolidated School	0	0	0	0	0	0
White River Valley Consolidated School Corporation	1,722,066	118	0	0	64	182
Jasonville Public Library	29,594	37	2,687	0	8	2,732
Linton Public Library	344,733	730	9,753	0	103	10,586
Worthington Public Library	66,341	8	0	0	6	14
Bloomfield-Richland Public Library	0	0	0	0	0	0
Bloomfield-Eastern Greene County Public	329,300	441	5,681	0	47	6,168
Greene County Solid Waste	0	0	0	0	0	0
Greene County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**16,563,706**	**22,037**	**346,509**	**0**	**2,972**	**371,518**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

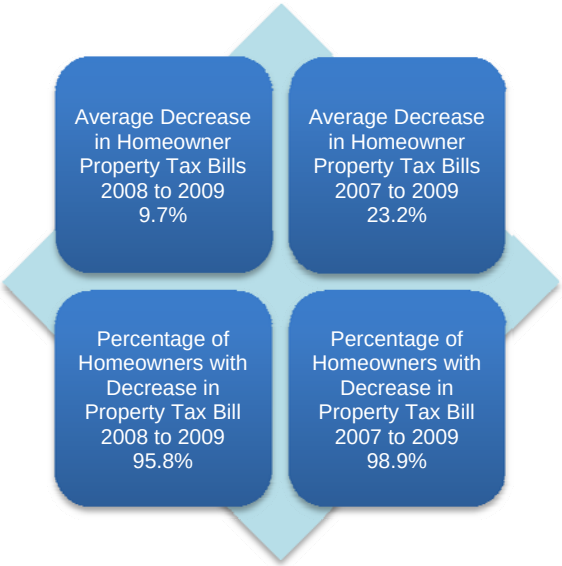
2009 HAMILTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Hamilton County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	327	0.5%	200	0.3%
10% to 19%	411	0.6%	146	0.2%
1% to 9%	1,968	3.1%	341	0.5%
0%	20	0.0%	13	0.0%
-1% to -9%	26,996	42.0%	1,323	2.1%
-10% to -19%	30,242	47.0%	11,403	17.7%
-20% to -29%	2,995	4.7%	40,846	63.5%
-30% to -39%	739	1.1%	7,873	12.2%
-40% to -49%	241	0.4%	1,415	2.2%
-50% to -59%	111	0.2%	345	0.5%
-60% to -69%	80	0.1%	151	0.2%
-70% to -79%	53	0.1%	94	0.1%
-80% to -89%	32	0.0%	58	0.1%
-90% to -99%	18	0.0%	25	0.0%
-100%	67	0.1%	67	0.1%
Total	64,300	100.0%	64,300	100.0%
Higher Tax Bill	2,706	4.2%	687	1.1%
No Change	20	0.0%	13	0.0%
Lower Tax Bill	61,574	95.8%	63,600	98.9%
Average Change in Tax Bill	-9.7%		-23.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Hamilton County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-19.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-28.7%	-30.6%
State PTRC Percentage, 2008	19.2%	20.1%
Total State Homestead Credit, 2008	26.0%	39.5%
Total State Homestead Credit, 2009	6.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Hamilton County decreased by 9.7%. Hamilton County homeowners received a relatively low homestead credit rate in 2008. This rate was reduced to near the state average in 2009. The loss of this relatively small amount of tax relief did not offset the tax reduction effects of the new 35% supplemental homestead deduction and the levy elimination. Hamilton County did not adopt a local option

2009 Property Tax Changes:

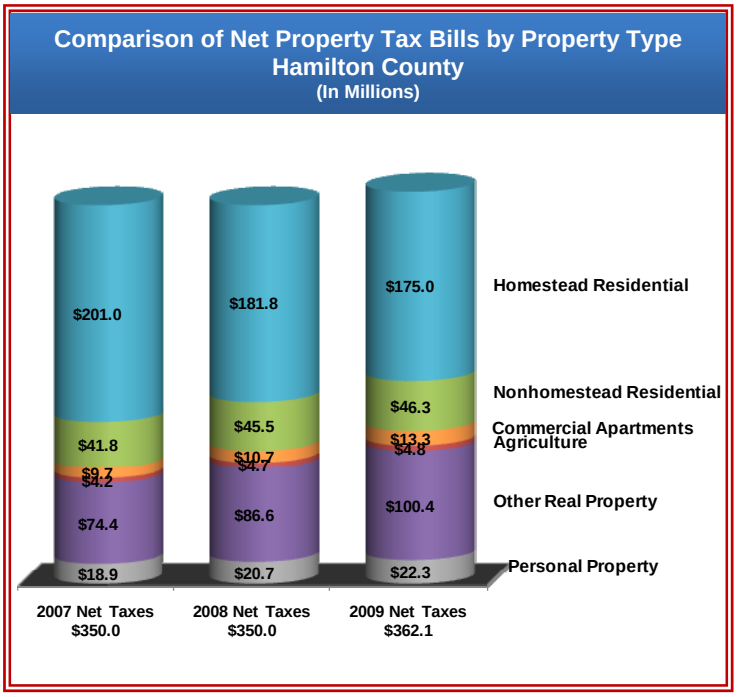
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

income tax for property tax relief, and few Hamilton County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Hamilton County, as they were in most Indiana counties.

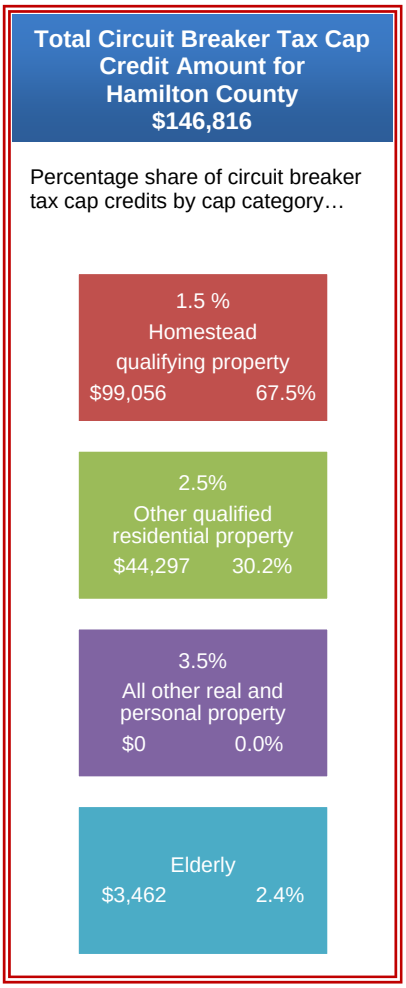


In Hamilton County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 1.8% increase in average property tax bills. Average tax bills on commercial apartments increased 24.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.1% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 15.9%. Personal property, which is largely business equipment, saw a 7.7% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Hamilton County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$420,213,002***	***$468,646,400***	***$334,073,937***	***11.5%***	***-28.7%***	***5.7%***
State Unit	487,111	525,539	0	7.9%	-100.0%	
Hamilton County	43,048,420	44,802,206	46,523,742	4.1%	3.8%	9.0%
Adams Township	152,921	162,230	164,246	6.1%	1.2%	1.2%
Clay Township	7,575,415	7,714,238	9,128,230	1.8%	18.3%	18.3%
Delaware Township	367,309	380,074	766,115	3.5%	101.6%	101.6%
Fall Creek Township	1,051,721	1,404,132	1,504,652	33.5%	7.2%	7.2%
Jackson Township	165,231	187,831	230,775	13.7%	22.9%	22.9%
Noblesville Township	1,274,778	1,263,837	919,294	-0.9%	-27.3%	-27.3%
Washington Township	1,158,260	621,140	636,224	-46.4%	2.4%	2.4%
Wayne Township	154,358	156,974	122,559	1.7%	-21.9%	-21.9%
White River Township	190,561	199,303	190,265	4.6%	-4.5%	-4.5%
Carmel Civil City	28,046,412	34,911,856	36,092,579	24.5%	3.4%	4.3%
Noblesville Civil City	18,062,129	20,152,552	22,106,645	11.6%	9.7%	11.7%
Arcadia Civil Town	257,235	266,339	275,327	3.5%	3.4%	3.4%
Atlanta Civil Town	75,341	77,867	79,780	3.4%	2.5%	2.5%
Cicero Civil Town	1,203,411	1,328,403	1,313,186	10.4%	-1.1%	-1.1%
Fishers Civil Town	15,451,545	17,629,660	19,487,880	14.1%	10.5%	10.5%
Sheridan Civil Town	874,505	908,521	980,395	3.9%	7.9%	7.9%
Westfield Civil City	4,131,305	7,612,037	11,536,049	84.3%	51.6%	51.6%
Hamilton Southeastern School Corporation	95,685,896	107,853,987	62,150,234	12.7%	-42.4%	6.9%
Hamilton Heights School Corporation	12,132,006	12,532,195	7,311,145	3.3%	-41.7%	3.0%
Westfield-Washington School Corporation	40,249,822	43,898,216	29,734,762	9.1%	-32.3%	10.1%
Sheridan Community Schools	2,873,173	3,166,493	1,906,911	10.2%	-39.8%	19.7%
Carmel-Clay School Corporation	93,462,911	102,721,200	42,695,321	9.9%	-58.4%	-10.3%
Noblesville School Corporation	39,393,320	45,447,570	25,149,996	15.4%	-44.7%	0.5%
Hamilton North Public Library	449,665	392,447	406,008	-12.7%	3.5%	3.5%
Carmel-Clay Public Library	4,016,333	4,266,018	4,401,511	6.2%	3.2%	3.2%
Hamilton East Public Library	5,183,800	4,789,134	4,900,673	-7.6%	2.3%	2.3%
Sheridan Public Library	250,621	139,941	219,477	-44.2%	56.8%	56.8%
Westfield Public Library	850,747	793,946	728,891	-6.7%	-8.2%	-8.2%
Hamilton County Solid Waste Mgt. District	487,111	503,642	508,936	3.4%	1.1%	1.1%
City Of Noblesville Redevelopment	635,308	814,970	845,299	28.3%	3.7%	3.7%
Carmel Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Sheridan Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Hamilton County Redevelopment Commission	814,321	1,021,902	1,056,830	25.5%	3.4%	3.4%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Hamilton County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	156.6	138.7	-11.4%	2,613,517	1,922,851	-26.4%	1.6689	1.3862	26.63%	31.51%	6.43%	0.00%	0.00%
Sheridan Town	86.4	72.6	-16.0%	2,293,018	1,933,517	-15.7%	2.6550	2.6645	21.76%	35.73%	6.43%	0.00%	0.00%
Clay Township	1730.2	1315.0	-24.0%	28,955,638	16,952,303	-41.5%	1.6735	1.2891	22.87%	27.90%	6.43%	0.00%	0.00%
Delaware Township	145.3	120.2	-17.3%	2,804,200	1,917,154	-31.6%	1.9294	1.5954	20.71%	25.16%	6.43%	0.00%	0.00%
Fishers Town - Delaware Township	2585.0	2255.9	-12.7%	55,939,830	43,456,899	-22.3%	2.1640	1.9264	19.01%	24.84%	6.43%	0.00%	0.00%
Fall Creek Township	1220.7	931.0	-23.7%	23,386,018	14,713,058	-37.1%	1.9158	1.5803	20.59%	24.60%	6.43%	0.00%	0.00%
Jackson Township	306.0	250.7	-18.1%	5,626,587	3,813,543	-32.2%	1.8387	1.5210	21.52%	26.73%	6.43%	0.00%	0.00%
Arcadia Town	42.7	37.5	-12.2%	1,035,455	834,628	-19.4%	2.4226	2.2240	19.40%	30.16%	6.43%	0.00%	0.00%
Atlanta Town	17.3	13.4	-22.9%	389,593	274,419	-29.6%	2.2478	2.0528	20.61%	31.08%	6.43%	0.00%	0.00%
Cicero Town	282.6	218.1	-22.8%	6,411,470	4,500,553	-29.8%	2.2691	2.0635	19.55%	28.69%	6.43%	0.00%	0.00%
Noblesville Township	425.3	360.0	-15.4%	8,877,470	5,840,029	-34.2%	2.0871	1.6224	19.31%	24.43%	6.43%	0.00%	0.00%
Noblesville City	2500.9	1988.1	-20.5%	65,339,472	49,200,474	-24.7%	2.6126	2.4748	17.69%	27.05%	6.43%	0.00%	0.00%
Washington Township	256.5	223.6	-12.8%	5,947,467	4,518,436	-24.0%	2.3191	2.0212	15.99%	21.71%	6.43%	0.00%	0.00%
Westfield Town	1430.6	1311.5	-8.3%	35,893,137	32,431,974	-9.6%	2.5089	2.4728	15.33%	22.19%	6.43%	0.00%	0.00%
Wayne Township	171.5	144.9	-15.6%	3,257,457	2,196,071	-32.6%	1.8989	1.5160	20.75%	24.69%	6.43%	0.00%	0.00%
White River Township	182.5	158.3	-13.2%	3,352,934	2,349,662	-29.9%	1.8371	1.4839	21.83%	27.49%	6.43%	0.00%	0.00%
Carmel City	6956.8	5402.6	-22.3%	139,761,709	93,568,186	-33.1%	2.0090	1.7319	20.14%	27.50%	6.43%	0.00%	0.00%
Noblesville-Delaware-HSE	23.7	21.9	-7.7%	616,876	552,439	-10.4%	2.5993	2.5215	17.82%	27.22%	6.43%	0.00%	0.00%
Fishers - Fall Creek Twp	2719.5	2110.5	-22.4%	58,825,256	40,343,459	-31.4%	2.1631	1.9116	19.00%	24.83%	6.43%	0.00%	0.00%
Noblesville Fall Creek	33.0	29.4	-10.8%	857,645	738,159	-13.9%	2.5984	2.5067	17.82%	27.20%	6.43%	0.00%	0.00%
Noblesville Wayne	139.4	119.7	-14.2%	3,630,424	3,004,772	-17.2%	2.6036	2.5107	17.77%	27.14%	6.43%	0.00%	0.00%
Carmel - County TIF	6.3	4.8	-24.1%	127,887	83,813	-34.5%	2.0175	1.7421	20.13%	27.60%	6.43%	0.00%	0.00%
Westfield Ag Abatement	48.9	39.2	-19.7%	1,045,755	711,157	-32.0%	2.1389	1.8122	15.33%	22.19%	6.43%	0.00%	0.00%
Westfield Abatement 09C	6.4	4.7	-27.2%	149,383	107,979	-27.7%	2.3241	2.3079	15.33%	22.19%	6.43%	0.00%	0.00%
Westfield Abatement 09D	578.0	411.0	-28.9%	12,898,358	8,805,681	-31.7%	2.2316	2.1426	15.33%	22.10%	6.43%	0.00%	0.00%
Noblesville Abatement 11B	0.0	0.0	0.0%	803	777	-3.2%	2.0270	1.9612	17.71%	26.80%	6.43%	0.00%	0.00%
Carmel Washington Township	26.4	27.5	3.9%	696,211	677,968	-2.6%	2.6337	2.4684	15.52%	23.78%	6.43%	0.00%	0.00%
County Totals/Averages	**22,078.9**	**17,710.8**	**-19.8%**	**470,733,572**	**335,449,962**	**-28.7%**	**2.1402**	**1.9036**	**19.17%**	**26.05%**	**6.43%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Hamilton County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Hamilton County	46,523,742	10,609	4,444	0	395	15,447
Adams Township	164,246	6	491	0	11	508
Clay Township	9,128,230	0	0	0	12	12
Delaware Township	766,115	0	14	0	2	15
Fall Creek Township	1,504,652	0	1	0	9	11
Jackson Township	230,775	0	0	0	3	3
Noblesville Township	919,294	44	0	0	11	55
Washington Township	636,224	295	0	0	0	295
Wayne Township	122,559	0	31	0	0	31
White River Township	190,265	0	0	0	0	0
Carmel Civil City	36,092,579	0	0	0	87	87
Noblesville Civil City	22,106,645	5,188	2,647	0	657	8,492
Arcadia Civil Town	275,327	0	0	0	136	136
Atlanta Civil Town	79,780	0	0	0	0	0
Cicero Civil Town	1,313,186	0	0	0	27	27
Fishers Civil Town	19,487,880	0	0	0	30	30
Sheridan Civil Town	980,395	219	19,228	0	441	19,888
Westfield Civil City	11,536,049	23,010	0	0	7	23,017
Hamilton Southeastern School Corporation	62,150,234	25	2,844	0	150	3,018
Hamilton Heights School Corporation	7,311,145	0	0	0	240	240
Westfield-Washington School Corporation	29,734,762	51,872	0	0	16	51,887
Sheridan Community Schools	1,906,911	146	12,829	0	294	13,269
Carmel-Clay School Corporation	42,695,321	0	0	0	79	79
Noblesville School Corporation	25,149,996	5,404	0	0	716	6,120
Hamilton North Public Library	406,008	0	0	0	17	17
Carmel-Clay Public Library	4,401,511	0	0	0	9	9
Hamilton East Public Library	4,900,673	310	158	0	49	518
Sheridan Public Library	219,477	17	1,476	0	34	1,527
Westfield Public Library	728,891	1,271	0	0	0	1,271
Hamilton County Redevelopment	0	0	0	0	0	0
Hamilton County Solid Waste Management District	508,936	116	48	0	4	168
Tax Increment Financing	0	0	0	0	0	0
City Of Noblesville Redevelopment	845,299	171	87	0	22	280
Carmel Redevelopment Commission	0	0	0	0	0	0
Sheridan Redevelopment Commission	0	0	0	0	0	0
Hamilton County Redevelopment Commission	1,056,830	355	0	0	4	359
Total - All Taxing Units	**334,073,937**	**99,056**	**44,297**	**0**	**3,462**	**146,816**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

2009 HANCOCK COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

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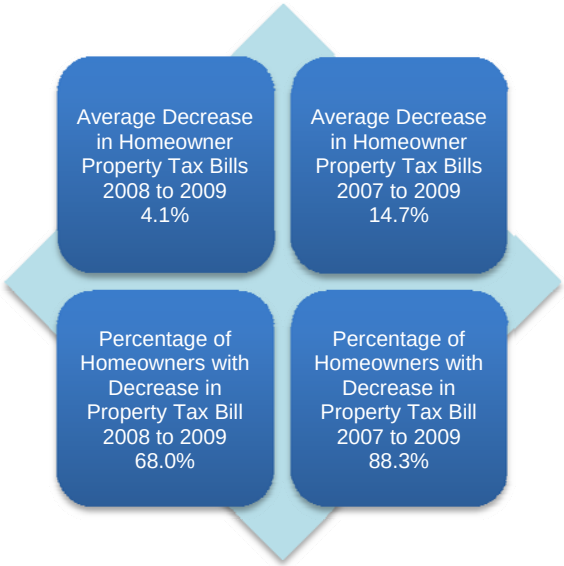
Hancock County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	472	2.6%	345	1.9%
10% to 19%	730	4.0%	293	1.6%
1% to 9%	4,636	25.3%	1,495	8.2%
0%	11	0.1%	10	0.1%
-1% to -9%	7,250	39.6%	4,301	23.5%
-10% to -19%	3,496	19.1%	6,097	33.3%
-20% to -29%	994	5.4%	3,804	20.8%
-30% to -39%	269	1.5%	1,179	6.4%
-40% to -49%	94	0.5%	329	1.8%
-50% to -59%	104	0.6%	126	0.7%
-60% to -69%	73	0.4%	105	0.6%
-70% to -79%	55	0.3%	75	0.4%
-80% to -89%	27	0.1%	43	0.2%
-90% to -99%	12	0.1%	21	0.1%
-100%	77	0.4%	77	0.4%
Total	18,300	100.0%	18,300	100.0%
Higher Tax Bill	5,838	31.9%	2,133	11.7%
No Change	11	0.1%	10	0.1%
Lower Tax Bill	12,451	68.0%	16,157	88.3%
Average Change in Tax Bill	-4.1%		-14.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Hancock County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-19.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-26.6%	-30.6%
State PTRC Percentage, 2008	19.3%	20.1%
Total State Homestead Credit, 2008	29.4%	39.5%
Total State Homestead Credit, 2009	6.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Hancock County decreased by 4.1%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Hancock County did not adopt a local option income tax for property tax relief, and only a few Hancock County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Hancock County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

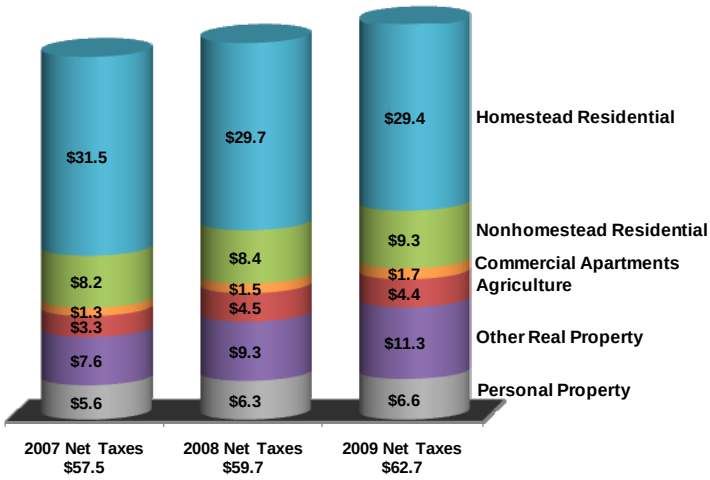
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Hancock County
(In Millions)



In Hancock County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 10.7% increase in average property tax bills. Average tax bills on commercial apartments increased 13.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.2% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 21.5%. Personal property, which is largely business equipment, saw a 4.8% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Hancock County
$198,277

Percentage share of circuit breaker tax cap credits by cap category…

Hancock County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$74,478,988***	***$85,987,664***	***$63,034,382***	***15.5%***	***-26.7%***	***3.3%***
State Unit	80,142	85,719	0	7.0%	-100.0%	
Hancock County	10,895,969	10,789,802	11,243,313	-1.0%	4.2%	18.4%
Blue River Township	26,381	27,541	28,944	4.4%	5.1%	5.1%
Brandywine Township	90,090	90,534	87,487	0.5%	-3.4%	-3.4%
Brown Township	24,276	25,118	26,383	3.5%	5.0%	5.0%
Buck Creek Township	546,929	827,910	1,140,377	51.4%	37.7%	37.7%
Center Township	413,996	354,274	102,395	-14.4%	-71.1%	-71.1%
Green Township	60,025	61,615	60,970	2.6%	-1.0%	-1.0%
Jackson Township	46,711	48,532	46,463	3.9%	-4.3%	-4.3%
Sugar Creek Township	2,255,869	2,900,446	2,813,564	28.6%	-3.0%	-3.0%
Vernon Township	349,436	374,553	736,105	7.2%	96.5%	96.5%
Greenfield Civil City	5,667,289	5,922,467	6,659,775	4.5%	12.4%	15.3%
Fortville Civil Town	855,011	875,235	979,484	2.4%	11.9%	11.9%
New Palestine Civil Town	345,046	428,972	459,049	24.3%	7.0%	7.0%
Shirley Civil Town	182,052	183,282	188,190	0.7%	2.7%	2.7%
Spring Lake Civil Town	22,532	23,568	24,027	4.6%	1.9%	1.9%
Wilkinson Civil Town	87,538	53,661	80,123	-38.7%	49.3%	49.3%
Cumberland Civil Town	1,166,393	1,234,265	1,098,224	5.8%	-11.0%	-11.0%
Mccordsville Civil Town	940,295	1,024,707	1,070,881	9.0%	4.5%	4.5%
Southern Hancock County Community Schools	13,909,047	14,958,806	8,287,911	7.5%	-44.6%	-6.3%
Greenfield Central Community School Corp.	16,974,838	22,382,690	14,432,015	31.9%	-35.5%	3.1%
Mt. Vernon Community School Corporation	15,576,207	18,560,528	10,760,931	19.2%	-42.0%	-7.1%
Eastern Hancock County Community Schools	3,962,916	4,753,439	2,707,771	19.9%	-43.0%	-2.6%
Fortville Public Library	0	0	0	0.0%	0.0%	0.0%
Hancock County Public Library	0	0	0	0.0%	0.0%	0.0%
Greenfield Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Hancock County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Blue River Township	88.8	70.6	-20.5%	1,713,200	1,104,474	-35.5%	1.9284	1.5644	24.60%	32.85%	6.41%	0.00%	0.00%
Brandeywine Township	126.4	98.3	-22.3%	2,539,586	1,660,164	-34.6%	2.0087	1.6892	21.19%	28.60%	6.41%	0.00%	0.00%
Brown Township	85.8	68.5	-20.2%	1,651,459	1,068,001	-35.3%	1.9240	1.5585	24.55%	32.64%	6.41%	0.00%	0.00%
Shirley Town	14.9	11.7	-21.3%	467,008	368,396	-21.1%	3.1374	3.1466	22.18%	42.21%	6.41%	0.00%	0.00%
Wilkinson Town	11.4	8.4	-25.9%	270,960	210,112	-22.5%	2.3768	2.4870	23.71%	38.31%	6.41%	0.00%	0.00%
Buck Creek Township	397.9	328.4	-17.5%	9,206,829	6,674,008	-27.5%	2.3139	2.0321	18.72%	27.44%	6.41%	0.00%	0.00%
Cumberland Town-Buck Creek Twp	111.4	78.9	-29.1%	3,312,721	2,178,935	-34.2%	2.9745	2.7603	16.42%	28.43%	6.41%	0.00%	0.00%
Center Township	344.8	277.5	-19.5%	7,104,994	5,296,707	-25.5%	2.0604	1.9085	20.08%	26.85%	6.41%	0.00%	0.00%
Greenfield City	883.6	777.2	-12.0%	23,591,123	18,944,611	-19.7%	2.6699	2.4375	19.46%	33.08%	6.41%	0.00%	0.00%
Green Township	101.2	82.4	-18.6%	2,072,859	1,426,547	-31.2%	2.0488	1.7315	20.32%	27.25%	6.41%	0.00%	0.00%
Jackson Township	97.5	79.7	-18.2%	1,897,616	1,261,369	-33.5%	1.9472	1.5818	24.35%	32.59%	6.41%	0.00%	0.00%
Sugar Creek Township	636.6	473.5	-25.6%	14,788,986	9,964,498	-32.6%	2.3232	2.1046	18.93%	27.76%	6.41%	0.00%	0.00%
New Palestine Town	111.4	83.6	-24.9%	3,016,847	2,219,426	-26.4%	2.7083	2.6534	17.36%	28.18%	6.41%	0.00%	0.00%
Spring Lake Town	7.4	5.5	-25.8%	168,959	112,812	-33.2%	2.2905	2.0608	20.60%	31.47%	6.41%	0.00%	0.00%
Cumberland Town-Sugar Creek Twp	34.9	25.4	-27.2%	981,118	677,595	-30.9%	2.8151	2.6694	17.58%	29.68%	6.41%	0.00%	0.00%
Vernon Township	143.5	113.4	-21.0%	3,134,186	2,112,173	-32.6%	2.1835	1.8623	19.43%	27.38%	6.41%	0.00%	0.00%
Fortville Town	127.5	103.9	-18.5%	3,659,036	2,914,610	-20.3%	2.8700	2.8042	18.35%	32.26%	6.41%	0.00%	0.00%
Town of Mc Cordsville	247.0	205.2	-16.9%	6,418,098	4,889,666	-23.8%	2.5984	2.3828	17.74%	28.30%	6.41%	0.00%	0.00%
Greenfield-Brandywine	0.1	0.1	5.2%	2,368	2,040	-13.8%	2.6194	2.1452	20.11%	34.03%	6.41%	0.00%	0.00%
County Totals/Averages	**3,572.0**	**2,892.4**	**-19.0%**	**85,997,955**	**63,086,143**	**-26.6%**	**2.4075**	**2.1814**	**19.34%**	**29.44%**	**6.41%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Hancock County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Hancock County	11,243,313	1,023	25,896	0	721	27,640
Blue River Township	28,944	0	0	0	0	0
Brandywine Township	87,487	0	0	0	0	0
Brown Township	26,383	0	116	0	9	125
Buck Creek Township	1,140,377	2	315	0	0	317
Center Township	102,395	2	0	0	6	9
Green Township	60,970	1	0	0	7	7
Jackson Township	46,463	0	0	0	0	0
Sugar Creek Township	2,813,564	1,009	4,361	0	136	5,506
Vernon Township	736,105	44	5,658	0	15	5,717
Greenfield Civil City	6,659,775	186	0	0	346	532
Fortville Civil Town	979,484	102	30,628	0	38	30,768
New Palestine Civil Town	459,049	3	4,691	0	3	4,697
Shirley Civil Town	188,190	49	16,092	0	957	17,098
Spring Lake Civil Town	24,027	0	0	0	0	0
Wilkinson Civil Town	80,123	0	0	0	149	149
Cumberland Civil Town	1,098,224	98	16,267	0	0	16,366
McCordsville Civil Town	1,070,881	0	0	0	0	0
Southern Hancock County Community School Corp.	8,287,911	2,420	12,940	0	326	15,687
Greenfield Central Community School Corporation	14,432,015	318	0	0	935	1,253
Mt. Vernon Community School Corporation	10,760,931	453	59,616	0	114	60,183
Eastern Hancock County Community School Corp.	2,707,771	35	11,326	0	862	12,222
Fortville Public Library	0	0	0	0	0	0
Hancock County Public Library	0	0	0	0	0	0
Greenfield Redevelopment Commission	0	0	0	0	0	0
Three Rivers Solid Waste Management District	0	0	0	0	0	0
Hancock County Solid Waste District	0	0	0	0	0	0
Greenfield Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**63,034,382**	**5,746**	**187,906**	**0**	**4,625**	**198,277**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

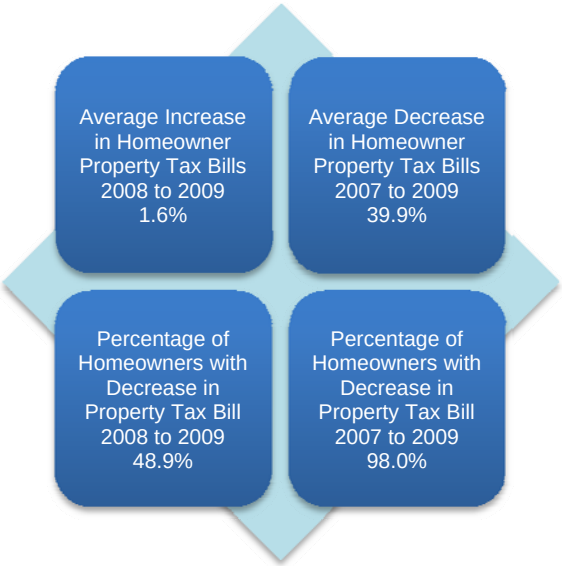
2009 HARRISON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Harrison County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	736	7.4%	94	1.0%
10% to 19%	1,473	14.9%	18	0.2%
1% to 9%	2,806	28.4%	41	0.4%
0%	39	0.4%	42	0.4%
-1% to -9%	1,566	15.8%	86	0.9%
-10% to -19%	1,800	18.2%	225	2.3%
-20% to -29%	600	6.1%	858	8.7%
-30% to -39%	232	2.3%	3,069	31.1%
-40% to -49%	123	1.2%	3,267	33.1%
-50% to -59%	103	1.0%	1,313	13.3%
-60% to -69%	91	0.9%	334	3.4%
-70% to -79%	69	0.7%	190	1.9%
-80% to -89%	61	0.6%	121	1.2%
-90% to -99%	31	0.3%	73	0.7%
-100%	153	1.5%	152	1.5%
Total	9,883	100.0%	9,883	100.0%
Higher Tax Bill	5,015	50.7%	153	1.5%
No Change	39	0.4%	42	0.4%
Lower Tax Bill	4,829	48.9%	9,688	98.0%
Average Change in Tax Bill	1.6%		-39.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Harrison County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-39.4%	-30.6%
State PTRC Percentage, 2008	25.5%	20.1%
Total State Homestead Credit, 2008	47.4%	39.5%
Total State Homestead Credit, 2009	7.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Harrison County increased by 1.6%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. In Harrison County, the gross tax levy fell more because school general fund and county welfare fund levies were a larger share of the 2008 total levy. This reduced tax rates. But Harrison County taxpayers saw high state property tax replacement and homestead credit rates in 2008. This loss of tax relief more than offset the effects of the lower tax rates. Harrison County did not adopt a local option income tax for property tax

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

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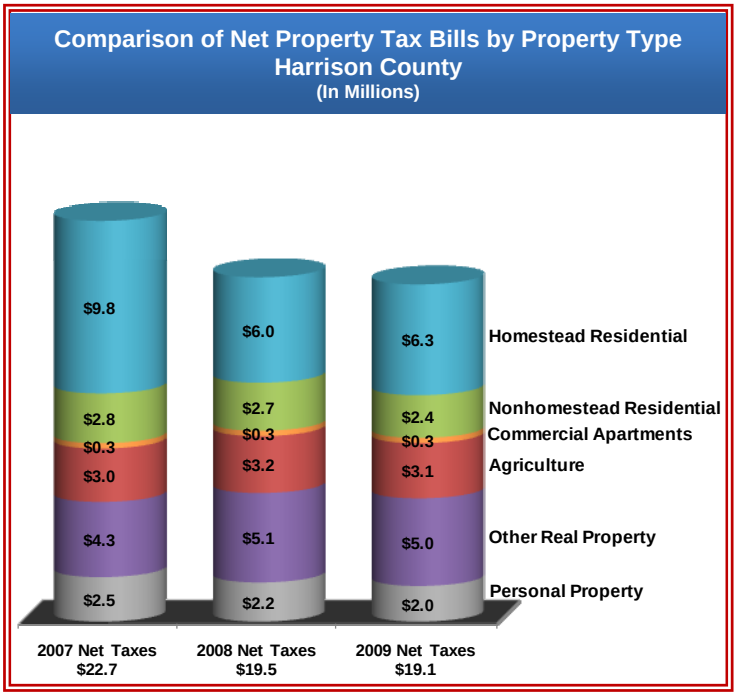
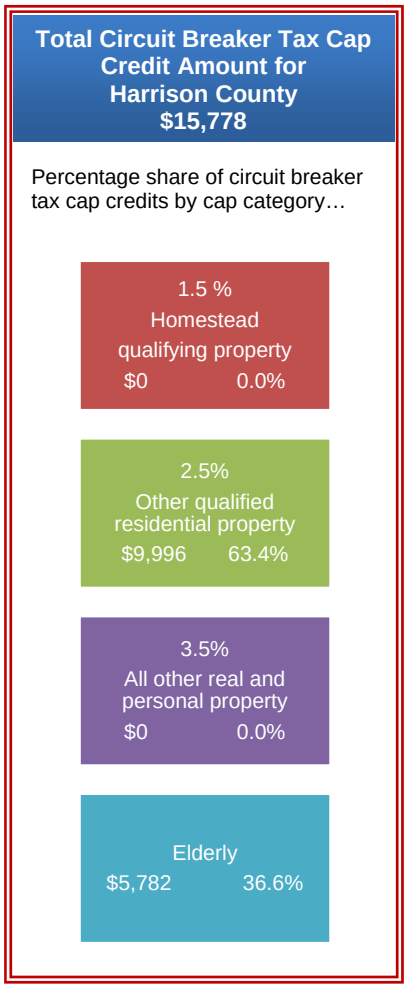


In Harrison County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 11.1% decline in average property tax bills. There was no significant change in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 3.1% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 2.0%. Personal property, which is largely business equipment, saw a 9.1% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Harrison County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$31,652,395***	***$31,664,754***	***$18,993,186***	***0.0%***	***-40.0%***	***-2.9%***
State Unit	42,981	45,132	0	5.0%	-100.0%	
Harrison County	6,998,765	7,162,811	5,278,047	2.3%	-26.3%	4.9%
Blue River Township	31,338	32,091	31,082	2.4%	-3.1%	-3.1%
Boone Township	14,841	15,879	17,002	7.0%	7.1%	7.1%
Franklin Township	44,659	51,960	46,692	16.3%	-10.1%	-10.1%
Harrison Township	190,653	186,743	181,925	-2.1%	-2.6%	-2.6%
Heth Township	8,605	8,672	9,404	0.8%	8.4%	8.4%
Jackson Township	70,105	74,937	66,930	6.9%	-10.7%	-10.7%
Morgan Township	10,025	10,745	11,402	7.2%	6.1%	6.1%
Posey Township	21,546	22,438	23,378	4.1%	4.2%	4.2%
Spencer Township	36,743	38,279	37,615	4.2%	-1.7%	-1.7%
Taylor Township	23,849	24,631	25,354	3.3%	2.9%	2.9%
Washington Township	8,125	9,116	9,426	12.2%	3.4%	3.4%
Webster Township	9,306	20,730	22,690	122.8%	9.5%	9.5%
Milltown Civil Town	47,553	43,967	48,842	-7.5%	11.1%	11.1%
Corydon Civil Town	526,537	544,352	571,565	3.4%	5.0%	5.0%
Crandall Civil Town	2,709	2,672	2,994	-1.4%	12.1%	12.1%
Elizabeth Civil Town	3,315	3,306	3,305	-0.3%	0.0%	0.0%
Laconia Civil Town	1,164	856	958	-26.5%	11.9%	11.9%
Lanesville Civil Town	26,830	28,078	29,232	4.7%	4.1%	4.1%
Mauckport Civil Town	2,966	3,247	3,324	9.5%	2.4%	2.4%
New Amsterdam Civil Town	0	0	0	0.0%	0.0%	0.0%
New Middletown Civil Town	0	0	0	0.0%	0.0%	0.0%
Palmyra Civil Town	27,305	29,841	30,846	9.3%	3.4%	3.4%
Crawford County Community School Corporation	115,699	112,136	65,215	-3.1%	-41.8%	-12.8%
Lanesville School Corporation	1,980,088	2,394,416	914,270	20.9%	-61.8%	-32.3%
North Harrison Community School Corporation	6,519,464	6,502,929	3,410,148	-0.3%	-47.6%	-8.9%
South Harrison School Corporation	13,384,633	12,765,084	6,608,224	-4.6%	-48.2%	-1.1%
Harrison County Public Library	1,060,202	1,070,003	1,143,524	0.9%	6.9%	6.9%
Whiskey Run Fire Protection District	11,431	10,411	10,249	-8.9%	-1.6%	-1.6%
Palmyra Fire	87,024	98,136	96,397	12.8%	-1.8%	-1.8%
Heth-Washington Twp. Fire Protection District	45,418	45,872	47,293	1.0%	3.1%	3.1%
Boone Township Fire District	37,016	37,933	40,367	2.5%	6.4%	6.4%
Webster Twp Fire Protection	34,058	36,050	36,665	5.8%	1.7%	1.7%
Harrison County Solid Waste Mgt. District	227,442	231,301	168,821	1.7%	-27.0%	-27.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Harrison County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Blue River Township	59.2	48.0	-18.9%	1,072,274	646,643	-39.7%	1.8116	1.3477	25.49%	48.10%	7.27%	0.00%	0.00%
Milltown Town-Blue River Township	6.5	4.8	-26.8%	205,072	142,549	-30.5%	3.1431	2.9837	21.02%	49.87%	7.27%	0.00%	0.00%
Boone Township	57.7	50.9	-11.8%	934,633	587,931	-37.1%	1.6192	1.1547	26.03%	48.05%	7.27%	0.00%	0.00%
Laconia Town	1.1	0.9	-15.5%	18,482	11,600	-37.2%	1.6978	1.2607	25.69%	49.02%	7.27%	0.00%	0.00%
Franklin Township	170.0	131.6	-22.6%	2,967,550	1,425,387	-52.0%	1.7456	1.0828	22.59%	44.16%	7.27%	0.00%	0.00%
Lanesville Town	20.9	16.1	-22.7%	388,002	200,716	-48.3%	1.8578	1.2437	22.49%	45.96%	7.27%	0.00%	0.00%
Harrison Township	507.5	426.2	-16.0%	7,904,466	4,584,173	-42.0%	1.5575	1.0757	26.22%	46.93%	7.27%	0.00%	0.00%
Corydon Town	137.5	127.4	-7.3%	2,690,439	1,958,154	-27.2%	1.9567	1.5366	24.97%	52.15%	7.27%	0.00%	0.00%
Heth Township	47.8	42.9	-10.2%	770,398	489,307	-36.5%	1.6112	1.1399	26.03%	47.84%	7.27%	0.00%	0.00%
Mauckport Town	1.8	1.6	-12.0%	32,187	21,401	-33.5%	1.7920	1.3544	25.12%	49.47%	7.27%	0.00%	0.00%
Jackson Township	219.0	168.3	-23.1%	3,927,915	2,230,613	-43.2%	1.7937	1.3250	25.61%	48.03%	7.27%	0.00%	0.00%
Crandall Town	2.9	2.3	-20.3%	53,147	32,551	-38.8%	1.8633	1.4320	25.73%	49.87%	7.27%	0.00%	0.00%
Morgan Township	118.2	95.8	-19.0%	2,169,450	1,320,105	-39.2%	1.8355	1.3782	25.46%	48.54%	7.27%	0.00%	0.00%
Palmyra Town	25.7	21.6	-16.1%	501,975	328,833	-34.5%	1.9519	1.5239	25.12%	49.92%	7.27%	0.00%	0.00%
Posey Township	332.8	320.3	-3.8%	5,106,917	3,361,225	-34.2%	1.5344	1.0494	26.54%	47.18%	7.27%	0.00%	0.00%
Elizabeth Town	4.2	3.1	-25.8%	67,955	36,129	-46.8%	1.6096	1.1540	26.28%	48.49%	7.27%	0.00%	0.00%
Spencer Township	74.2	63.2	-14.8%	1,343,471	850,014	-36.7%	1.8113	1.3452	25.56%	48.29%	7.27%	0.00%	0.00%
Milltown Town-Spencer Township	0.2	0.1	-33.1%	4,874	3,090	-36.6%	3.1404	2.9784	21.05%	49.93%	7.27%	0.00%	0.00%
Taylor Township	30.3	27.7	-8.8%	488,302	314,091	-35.7%	1.6092	1.1354	25.37%	45.95%	7.27%	0.00%	0.00%
Washington Township	19.5	17.8	-8.3%	318,903	208,733	-34.5%	1.6394	1.1703	25.92%	48.25%	7.27%	0.00%	0.00%
New Amsterdam Town	0.5	0.7	27.2%	8,719	7,916	-9.2%	1.6394	1.1703	25.92%	48.25%	7.27%	0.00%	0.00%
Webster Township	63.6	54.4	-14.5%	1,026,674	625,442	-39.1%	1.6148	1.1503	26.11%	48.16%	7.27%	0.00%	0.00%
New Middletown Town	1.7	1.5	-13.0%	27,673	17,148	-38.0%	1.6148	1.1503	26.11%	48.16%	7.27%	0.00%	0.00%
Milltown Town-Spencer Township	0.4	0.2	-36.3%	9,182	5,559	-39.5%	2.6166	2.4878	22.99%	53.11%	7.27%	0.00%	0.00%
County Totals/Averages	**1,903.1**	**1,627.4**	**-14.5%**	**32,038,661**	**19,409,311**	**-39.4%**	**1.6839**	**1.1926**	**25.49%**	**47.36%**	**7.27%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Harrison County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Harrison County	5,278,047	0	1,110	0	1,376	2,486
Blue River Township	31,082	0	97	0	15	111
Boone Township	17,002	0	0	0	5	5
Franklin Township	46,692	0	0	0	0	0
Harrison Township	181,925	0	0	0	50	50
Heth Township	9,404	0	0	0	1	1
Jackson Township	66,930	0	0	0	30	30
Morgan Township	11,402	0	0	0	11	11
Posey Township	23,378	0	0	0	1	1
Spencer Township	37,615	0	0	0	4	4
Taylor Township	25,354	0	0	0	0	0
Washington Township	9,426	0	0	0	0	0
Webster Township	22,690	0	0	0	7	7
Milltown Civil Town	48,842	0	3,267	0	20	3,286
Corydon Civil Town	571,565	0	0	0	625	625
Crandall Civil Town	2,994	0	0	0	1	1
Elizabeth Civil Town	3,305	0	0	0	0	0
Laconia Civil Town	958	0	0	0	0	0
Lanesville Civil Town	29,232	0	0	0	0	0
Mauckport Civil Town	3,324	0	0	0	0	0
New Amsterdam Civil Town	0	0	0	0	0	0
New Middletown Civil Town	0	0	0	0	0	0
Palmyra Civil Town	30,846	0	0	0	32	32
Crawford County Community School Corporation	65,215	0	4,561	0	27	4,589
Lanesville School Corporation	914,270	0	0	0	0	0
North Harrison Community School Corporation	3,410,148	0	0	0	1,867	1,867
South Harrison School Corporation	6,608,224	0	0	0	1,249	1,249
Harrison County Public Library	1,143,524	0	241	0	298	539
Whiskey Run Fire Protection District	10,249	0	685	0	4	690
Palmyra Fire	96,397	0	0	0	93	93
Heth-Washington Township Fire Protection District	47,293	0	0	0	2	2
Boone Township Fire District	40,367	0	0	0	11	11
Harrison County Solid Waste	168,821	0	35	0	44	79
Webster Township Fire Protection District	36,665	0	0	0	11	11
Morgan Township Fire District	0	0	0	0	0	0
Total - All Taxing Units	**18,993,186**	**0**	**9,996**	**0**	**5,782**	**15,778**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

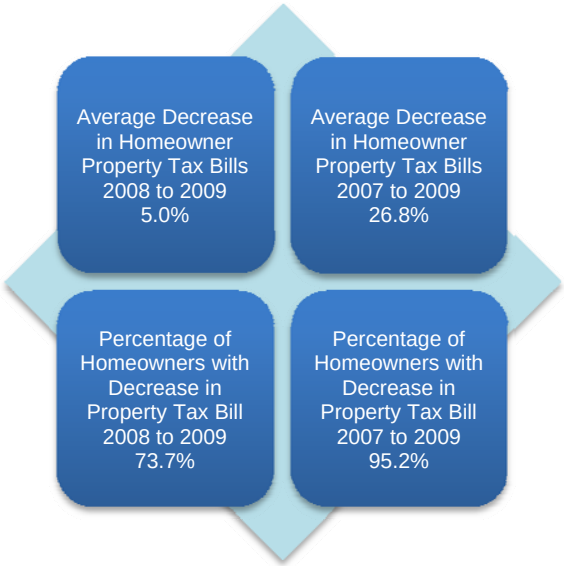
2009 HENDRICKS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Hendricks County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,529	6.9%	428	1.2%
10% to 19%	3,940	10.8%	471	1.3%
1% to 9%	3,149	8.6%	849	2.3%
0%	7	0.0%	5	0.0%
-1% to -9%	14,277	39.1%	2,849	7.8%
-10% to -19%	10,033	27.5%	6,383	17.5%
-20% to -29%	1,497	4.1%	10,760	29.5%
-30% to -39%	513	1.4%	9,844	27.0%
-40% to -49%	195	0.5%	3,709	10.2%
-50% to -59%	120	0.3%	688	1.9%
-60% to -69%	88	0.2%	234	0.6%
-70% to -79%	45	0.1%	127	0.3%
-80% to -89%	30	0.1%	56	0.2%
-90% to -99%	18	0.0%	35	0.1%
-100%	64	0.2%	67	0.2%
Total	36,505	100.0%	36,505	100.0%
Higher Tax Bill	9,618	26.3%	1,748	4.8%
No Change	7	0.0%	5	0.0%
Lower Tax Bill	26,880	73.7%	34,752	95.2%
Average Change in Tax Bill	-5.0%		-26.8%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Hendricks County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-16.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-20.8%	-30.6%
State PTRC Percentage, 2008	17.5%	20.1%
Total State Homestead Credit, 2008	25.3%	39.5%
Total State Homestead Credit, 2009	6.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Hendricks County decreased by 5%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Hendricks County did not adopt a local option income tax for property tax relief, and only a few Hendricks County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Hendricks County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

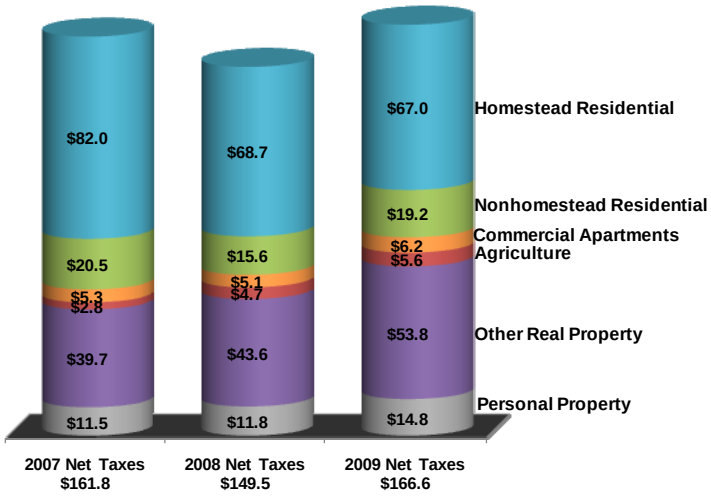
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Hendricks County
(In Millions)



In Hendricks County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 23.1% increase in average property tax bills. Average tax bills on commercial apartments increased 21.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 19.1% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 23.4%. Personal property, which is largely business equipment, saw a 25.4% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Hendricks County
$670,735

Percentage share of circuit breaker tax cap credits by cap category…

Hendricks County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$188,956,638***	***$199,190,300***	***$154,771,645***	***5.4%***	***-22.3%***	***7.4%***
State Unit	179,424	192,670	0	7.4%	-100.0%	
Hendricks County	21,321,588	20,198,226	19,997,665	-5.3%	-1.0%	6.7%
Brown Township	231,674	163,023	217,694	-29.6%	33.5%	33.5%
Center Township	429,256	480,732	749,538	12.0%	55.9%	55.9%
Clay Township	52,534	56,388	58,285	7.3%	3.4%	3.4%
Eel River Township	72,450	73,237	74,246	1.1%	1.4%	1.4%
Franklin Township	49,675	51,273	51,086	3.2%	-0.4%	-0.4%
Guilford Township	707,796	749,067	464,504	5.8%	-38.0%	-38.0%
Liberty Township	163,297	171,852	176,802	5.2%	2.9%	2.9%
Lincoln Township	263,532	236,721	263,571	-10.2%	11.3%	11.3%
Marion Township	36,581	38,066	39,012	4.1%	2.5%	2.5%
Middle Township	855,643	962,481	960,689	12.5%	-0.2%	-0.2%
Union Township	52,198	54,630	53,264	4.7%	-2.5%	-2.5%
Washington Township	4,456,278	5,590,596	5,990,296	25.5%	7.1%	7.1%
Brownsburg Civil Town	11,044,369	10,784,734	11,463,065	-2.4%	6.3%	6.7%
Plainfield Civil Town	11,340,487	10,265,286	13,888,740	-9.5%	35.3%	37.3%
Jamestown Civil Town	2,487	3,438	4,837	38.2%	40.7%	40.7%
Amo Civil Town	48,671	50,405	52,391	3.6%	3.9%	3.9%
Clayton Civil Town	102,254	107,762	110,058	5.4%	2.1%	2.1%
Coatsville Civil Town	80,476	84,751	86,684	5.3%	2.3%	2.3%
Danville Civil Town	2,000,901	2,071,940	2,069,165	3.6%	-0.1%	-0.1%
Lizton Civil Town	84,673	88,995	91,392	5.1%	2.7%	2.7%
North Salem Civil Town	96,642	104,984	107,969	8.6%	2.8%	2.8%
Pittsboro Civil Town	444,157	465,470	476,722	4.8%	2.4%	2.4%
Stilesville Civil Town	26,448	29,232	31,434	10.5%	7.5%	7.5%
Avon Civil Town	2,074,456	2,629,068	2,481,255	26.7%	-5.6%	-5.6%
Northwest Hendricks School Corporation	8,033,781	8,895,037	7,219,102	10.7%	-18.8%	41.3%
Brownsburg Community School Corporation	37,853,532	38,812,745	24,375,156	2.5%	-37.2%	3.6%
Avon Community School Corporation	41,142,072	45,299,455	31,712,369	10.1%	-30.0%	12.7%
Danville Community School Corporation	10,734,916	12,915,312	7,878,743	20.3%	-39.0%	-7.9%
Plainfield Community School Corporation	23,060,780	25,508,780	15,036,206	10.6%	-41.1%	-4.6%
Mill Creek Community School Corporation	6,557,950	7,036,039	3,930,471	7.3%	-44.1%	-4.1%
Washington Township Public Library	1,188,219	1,208,872	1,221,461	1.7%	1.0%	1.0%
Brownsburg Public Library	1,108,593	1,168,284	993,815	5.4%	-14.9%	-14.9%
Clayton Public Library	158,092	159,058	157,871	0.6%	-0.7%	-0.7%
Coatesville-Clay Township Public Library	155,369	154,690	158,069	-0.4%	2.2%	2.2%
Danville Public Library	529,848	548,070	514,848	3.4%	-6.1%	-6.1%
Plainfield - Guilford Twp Public Library	1,541,810	1,593,396	1,613,170	3.3%	1.2%	1.2%
Hendricks County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Hendricks County Redevelopment	132,312	0	0	-100.0%	0.0%	0.0%
Brownsburg Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Plainfield Redevelopment Commission	511,584	0	0	-100.0%	0.0%	0.0%
Danville Redevelopment Commission	29,833	32,099	0	7.6%	-100.0%	-100.0%
Avon Redevelopment Commission	0	153,436	0		-100.0%	-100.0%

2008 – 2009 Comparable Levy Change reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Hendricks County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Brown Township	533.0	394.5	-26.0%	12,875,648	8,621,688	-33.0%	2.4158	2.1856	16.03%	22.54%	6.23%	3.81%	5.47%
Center Township	234.6	189.5	-19.2%	5,285,594	3,944,823	-25.4%	2.2530	2.0820	18.47%	25.00%	6.23%	4.13%	5.47%
Danville Town	402.5	329.0	-18.3%	10,395,843	7,662,247	-26.3%	2.5825	2.3291	18.62%	29.06%	6.23%	4.58%	5.47%
Eel River Township	98.0	86.7	-11.5%	1,764,883	1,618,314	-8.3%	1.8013	1.8670	23.92%	30.63%	6.23%	4.15%	5.47%
North Salem Town	14.9	12.4	-16.7%	366,555	333,694	-9.0%	2.4597	2.6890	22.84%	38.25%	6.23%	5.17%	5.47%
Franklin Township	66.9	64.7	-3.3%	1,164,397	848,753	-27.1%	1.7398	1.3111	23.02%	28.29%	6.23%	3.94%	5.47%
Stilesville Town	9.0	7.2	-19.8%	182,127	122,784	-32.6%	2.0171	1.6949	22.15%	31.37%	6.23%	4.64%	5.47%
Guilford Township	289.9	231.2	-20.3%	6,007,412	4,272,381	-28.9%	2.0721	1.8482	21.38%	27.16%	6.23%	4.77%	5.47%
Plainfield Town	1313.8	1207.3	-8.1%	34,594,892	30,126,106	-12.9%	2.6332	2.4954	18.71%	27.88%	6.23%	21.10%	17.20%
Liberty Township	269.1	227.0	-15.6%	4,788,836	3,109,326	-35.1%	1.7794	1.3696	22.60%	28.07%	6.23%	4.06%	5.47%
Clayton Town	29.6	23.5	-20.7%	621,852	420,288	-32.4%	2.1012	1.7911	22.13%	32.65%	6.23%	4.08%	5.47%
Lincoln Township	502.8	411.8	-18.1%	12,169,875	8,976,905	-26.2%	2.4204	2.1797	16.01%	22.53%	6.23%	5.58%	5.47%
Brownsburg Town	891.1	738.6	-17.1%	25,991,868	21,081,585	-18.9%	2.9169	2.8542	15.15%	24.76%	6.23%	5.08%	5.47%
Marion Township	115.3	98.3	-14.7%	2,308,649	1,603,879	-30.5%	2.0030	1.6321	20.16%	25.45%	6.23%	3.97%	5.47%
Middle Township	188.7	154.6	-18.1%	3,771,699	3,279,677	-13.0%	1.9993	2.1220	21.35%	27.81%	6.23%	3.89%	5.47%
Pittsboro Town	169.4	133.0	-21.5%	3,851,184	3,303,063	-14.2%	2.2740	2.4841	20.34%	29.39%	6.23%	5.80%	5.47%
Union Township	85.5	73.4	-14.1%	1,528,933	1,359,807	-11.1%	1.7892	1.8519	23.87%	30.24%	6.23%	3.84%	5.47%
Lizton Town	16.4	13.8	-15.9%	377,526	342,591	-9.3%	2.3047	2.4879	22.58%	35.63%	6.23%	4.60%	5.47%
Washington Township	1398.3	1051.2	-24.8%	33,398,855	24,101,591	-27.8%	2.3886	2.2927	16.58%	23.53%	6.23%	3.94%	5.47%
Clay Township	82.5	72.0	-12.8%	1,545,996	1,067,404	-31.0%	1.8739	1.4832	21.93%	28.25%	6.23%	3.90%	5.47%
Amo Town	9.3	7.2	-22.4%	219,116	154,936	-29.3%	2.3630	2.1523	20.86%	32.85%	6.23%	3.84%	5.47%
Coatsville Town	17.4	14.6	-16.0%	400,435	294,599	-26.4%	2.3076	2.0203	21.33%	33.42%	6.23%	4.20%	5.47%
Brownsburg - Brown Township	173.2	140.2	-19.1%	5,043,527	3,993,560	-20.8%	2.9120	2.8484	15.17%	24.77%	6.23%	4.22%	5.47%
Plainfield - Washington Township	207.6	178.5	-14.0%	5,908,396	5,312,501	-10.1%	2.8465	2.9769	16.02%	26.29%	6.23%	7.66%	5.47%
Brownsburg - Middle Township	25.1	17.8	-29.3%	628,107	500,056	-20.4%	2.4989	2.8146	19.32%	29.51%	6.23%	3.80%	5.47%
Plainfield - Liberty Township	13.1	10.7	-18.3%	315,428	245,466	-22.2%	2.3988	2.2853	19.26%	29.22%	6.23%	3.80%	5.47%
Eel River - Jamestown	1.0	0.9	-13.2%	21,040	19,005	-9.7%	2.0989	2.1835	22.46%	32.31%	6.23%	3.80%	5.47%
Avon	835.5	778.1	-6.9%	22,724,716	20,370,936	-10.4%	2.7200	2.6181	15.84%	24.91%	6.23%	5.05%	5.47%
Pittsboro - Brown Township	0.0	0.0	4.8%	255	241	-5.4%	2.4267	2.1907	17.33%	25.13%	6.23%	3.80%	5.47%
Danville - Washington Township	0.3	0.2	-28.1%	7,530	5,294	-29.7%	2.6990	2.6406	16.97%	27.39%	6.23%	3.80%	5.47%
County Totals/Averages	**7,993.6**	**6,667.7**	**-16.6%**	**198,261,174**	**157,093,499**	**-20.8%**	**2.4812**	**2.3551**	**17.46%**	**25.26%**	**6.23%**	**6.37%**	**6.76%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Hendricks County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Hendricks County	19,997,665	329	70,812	0	615	71,756
Brown Township	217,694	3	60	0	0	62
Center Township	749,538	0	0	0	1	1
Clay Township	58,285	0	0	0	0	0
Eel River Township	74,246	0	66	0	11	76
Franklin Township	51,086	0	0	0	0	0
Guilford Township	464,504	0	0	0	29	29
Liberty Township	176,802	0	0	0	1	1
Lincoln Township	263,571	1	1,120	0	0	1,121
Marion Township	39,012	0	0	0	0	0
Middle Township	960,689	0	19	0	125	144
Union Township	53,264	0	0	0	17	17
Washington Township	5,990,296	0	11,945	0	5	11,950
Brownsburg Civil Town	11,463,065	1,103	154,758	0	0	155,862
Plainfield Civil Town	13,888,740	0	47,313	0	946	48,259
Jamestown Civil Town	4,837	0	0	0	0	0
Amo Civil Town	52,391	0	0	0	0	0
Clayton Civil Town	110,058	0	0	0	3	3
Coatsville Civil Town	86,684	0	0	0	0	0
Danville Civil Town	2,069,165	0	5	0	83	88
Lizton Civil Town	91,392	0	0	0	118	118
North Salem Civil Town	107,969	0	1,948	0	93	2,041
Pittsboro Civil Town	476,722	0	0	0	29	29
Stilesville Civil Town	31,434	0	0	0	0	0
Avon Civil Town	2,481,255	0	9,744	0	0	9,744
Northwest Hendricks School Corporation	7,219,102	0	6,184	0	1,332	7,516
Brownsburg Community School Corporation	24,375,156	1,582	218,997	0	0	220,578
Avon Community School Corporation	31,712,369	0	126,092	0	175	126,267
Danville Community School Corporation	7,878,743	0	0	0	169	169
Plainfield Community School Corporation	15,036,206	0	0	0	932	932
Mill Creek Community School Corporation	3,930,471	0	0	0	13	13
Washington Township Public Library	1,221,461	0	4,854	0	7	4,861
Brownsburg Public Library	993,815	64	8,921	0	0	8,985
Clayton Public Library	157,871	0	0	0	1	1
Coatesville-Clay Township Public Library	158,069	0	0	0	0	0
Danville Public Library	514,848	0	0	0	13	13
Plainfield - Guilford Twp Public Library	1,613,170	0	0	0	100	100
West Central Indiana Solid Waste Management	0	0	0	0	0	0
Hendricks County Solid Waste District	0	0	0	0	0	0
Brownsburg Fire Territory	0	0	0	0	0	0
Hendricks County Redevelopment	0	0	0	0	0	0
Brownsburg Redevelopment Commission	0	0	0	0	0	0
Plainfield Redevelopment Commission	0	0	0	0	0	0
Danville Redevelopment Commission	0	0	0	0	0	0
Avon Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**154,771,645**	**3,083**	**662,836**	**0**	**4,816**	**670,735**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

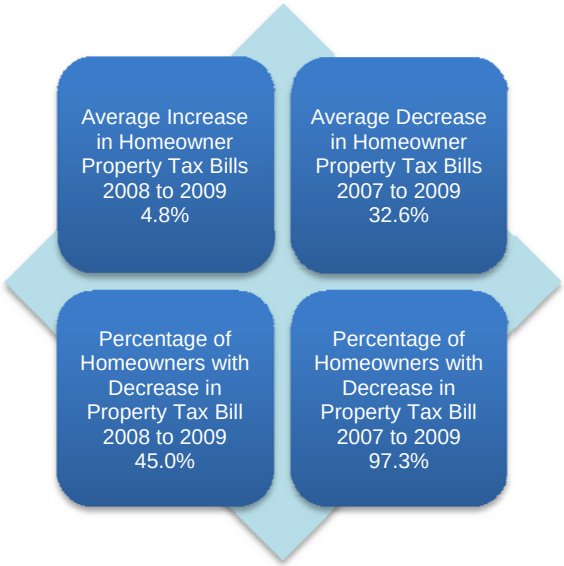
2009 HENRY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Henry County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,446	19.5%	128	1.0%
10% to 19%	1,735	13.9%	65	0.5%
1% to 9%	2,703	21.6%	136	1.1%
0%	5	0.0%	4	0.0%
-1% to -9%	1,809	14.5%	323	2.6%
-10% to -19%	1,604	12.8%	1,203	9.6%
-20% to -29%	979	7.8%	2,101	16.8%
-30% to -39%	419	3.3%	3,719	29.7%
-40% to -49%	194	1.5%	2,710	21.7%
-50% to -59%	177	1.4%	1,132	9.0%
-60% to -69%	184	1.5%	366	2.9%
-70% to -79%	127	1.0%	309	2.5%
-80% to -89%	82	0.7%	213	1.7%
-90% to -99%	53	0.4%	108	0.9%
-100%	0	0.0%	0	0.0%
Total	12,517	100.0%	12,517	100.0%
Higher Tax Bill	6,884	55.0%	329	2.6%
No Change	5	0.0%	4	0.0%
Lower Tax Bill	5,628	45.0%	12,184	97.3%
Average Change in Tax Bill	4.8%		-32.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Henry County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-27.4%	-30.6%
State PTRC Percentage, 2008	20.2%	20.1%
Total State Homestead Credit, 2008	41.3%	39.5%
Total State Homestead Credit, 2009	7.0%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Henry County increased by 4.8%. Henry County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. This loss of tax relief more than offset the effects of the new 35% supplemental homestead deduction and the elimination of the school general fund and county welfare levies. Henry County did not adopt a local option income tax for property tax relief for 2009, and few Henry County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Henry County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

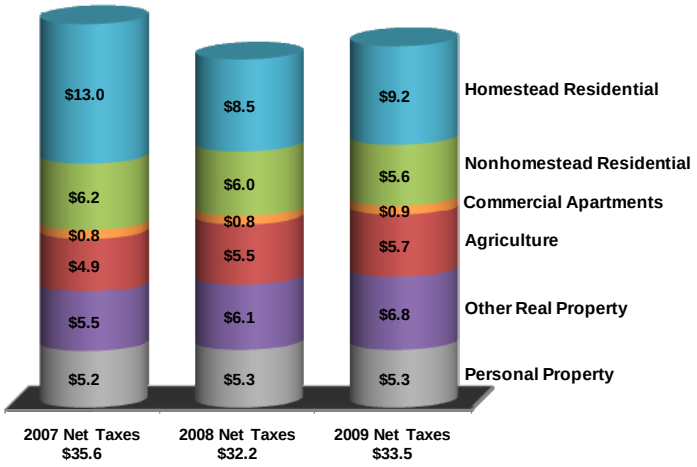
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Henry County
(In Millions)



In Henry County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 6.7% decline in average property tax bills. Average tax bills on commercial apartments increased 12.5%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 3.6% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 11.5%. There was no significant change in average tax bills for personal property, which is largely business equipment.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Henry County
$412,545

Percentage share of circuit breaker tax cap credits by cap category…

Henry County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$49,314,762***	***$50,463,376***	***$35,459,270***	***2.3%***	***-29.7%***	***1.1%***
State Unit	41,094	42,820	0	4.2%	-100.0%	
Henry County	10,030,219	11,279,478	8,358,171	12.5%	-25.9%	-5.0%
Blue River Township	31,379	32,087	32,241	2.3%	0.5%	0.5%
Dudley Township	17,919	17,907	10,496	-0.1%	-41.4%	-41.4%
Fall Creek Township	63,827	65,068	65,454	1.9%	0.6%	0.6%
Franklin Township	29,514	29,125	30,470	-1.3%	4.6%	4.6%
Greensboro Township	39,596	19,509	20,647	-50.7%	5.8%	5.8%
Harrison Township	25,539	26,127	27,400	2.3%	4.9%	4.9%
Henry Township	475,250	488,030	511,348	2.7%	4.8%	4.8%
Jefferson Township	43,491	43,749	44,236	0.6%	1.1%	1.1%
Liberty Township	28,546	29,419	30,712	3.1%	4.4%	4.4%
Prairie Township	104,582	124,798	111,293	19.3%	-10.8%	-10.8%
Spiceland Township	37,258	37,913	37,814	1.8%	-0.3%	-0.3%
Stoney Creek Township	26,105	26,779	27,001	2.6%	0.8%	0.8%
Wayne Township	58,948	60,864	90,682	3.3%	49.0%	49.0%
New Castle Civil City	6,469,668	6,766,360	6,726,932	4.6%	-0.6%	5.7%
Shirley Civil Town	49,926	50,327	57,090	0.8%	13.4%	13.4%
Blountsville Civil Town	6,771	7,163	7,355	5.8%	2.7%	2.7%
Cadiz Civil Town	3,534	3,665	3,811	3.7%	4.0%	4.0%
Dunreith Civil Town	30,315	31,077	32,403	2.5%	4.3%	4.3%
Greensboro Civil Town	7,894	7,715	7,708	-2.3%	-0.1%	-0.1%
Kennard Civil Town	29,313	29,591	31,612	0.9%	6.8%	6.8%
Knightstown Civil Town	373,487	382,860	360,154	2.5%	-5.9%	-5.9%
Lewisville Civil Town	29,986	31,102	30,222	3.7%	-2.8%	-2.8%
Middletown Civil Town	391,895	399,362	400,517	1.9%	0.3%	0.3%
Mooreland Civil Town	25,373	25,351	25,720	-0.1%	1.5%	1.5%
Mount Summit Civil Town	5,616	5,813	6,043	3.5%	4.0%	4.0%
Spiceland Civil Town	52,329	54,038	55,835	3.3%	3.3%	3.3%
Springport Civil Town	12,035	12,481	12,978	3.7%	4.0%	4.0%
Straughn Civil Town	18,211	18,849	19,165	3.5%	1.7%	1.7%
Sulphur Springs Civil Town	19,813	20,436	21,752	3.1%	6.4%	6.4%
Blue River Valley School Corporation	2,976,446	2,960,533	1,821,487	-0.5%	-38.5%	4.1%
South Henry School Corporation	2,901,762	2,704,826	2,037,411	-6.8%	-24.7%	52.5%
Shenandoah School Corporation	4,998,635	4,809,476	2,627,023	-3.8%	-45.4%	-3.4%
New Castle Community School Corporation	12,420,626	12,639,340	7,017,366	1.8%	-44.5%	0.0%
Charles A. Beard Memorial School Corporation	3,965,528	4,174,621	2,152,510	5.3%	-48.4%	-13.5%
Union School Corporation	498,712	463,391	227,337	-7.1%	-50.9%	6.2%
Nettle Creek School Corporation	530,850	541,806	293,349	2.1%	-45.9%	-2.5%
Knightstown Public Library	46,759	48,120	50,559	2.9%	5.1%	5.1%
Middletown-Fall Creek Township Public Library	101,242	116,580	69,340	15.1%	-40.5%	-40.5%
Spiceland Public Library	13,442	13,889	14,474	3.3%	4.2%	4.2%
New Castle-Henry County Public Library	2,253,167	1,775,969	1,905,096	-21.2%	7.3%	7.3%
Three Rivers Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Middletown Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Henry County Redevelopment Commission	28,160	44,962	46,056	59.7%	2.4%	2.4%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Henry County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Blue River Township	39.5	33.7	-14.7%	1,033,179	735,942	-28.8%	2.6162	2.1853	20.22%	39.10%	6.95%	4.39%	7.29%
Mooreland Town	6.7	4.3	-36.0%	198,070	117,383	-40.7%	2.9565	2.7387	19.59%	40.82%	6.95%	0.29%	0.53%
Dudley Township	51.7	49.6	-4.0%	1,131,459	979,389	-13.4%	2.1882	1.9738	24.24%	42.08%	6.95%	19.76%	26.33%
Straughn Town	4.8	3.6	-25.4%	121,980	89,128	-26.9%	2.5572	2.5057	22.64%	43.24%	6.95%	0.00%	0.00%
Fall Creek Township	103.0	86.4	-16.1%	2,333,721	1,418,851	-39.2%	2.2654	1.6424	22.27%	41.72%	6.95%	0.49%	0.78%
Middletown Town	54.4	44.8	-17.7%	1,510,823	1,081,467	-28.4%	2.7790	2.4166	20.48%	42.98%	6.95%	11.08%	17.11%
Franklin Township	51.2	45.8	-10.5%	1,130,493	923,657	-18.3%	2.2092	2.0179	24.11%	42.11%	6.95%	7.81%	10.76%
Lewisville Town	7.9	5.2	-33.8%	201,850	133,071	-34.1%	2.5660	2.5538	23.09%	44.56%	6.95%	1.09%	1.84%
Greensboro Township	49.7	41.4	-16.6%	1,323,216	800,234	-39.5%	2.6647	1.9323	15.16%	35.12%	6.95%	0.42%	0.81%
Shirley Town	3.9	3.2	-15.8%	152,783	117,529	-23.1%	3.9572	3.6168	15.41%	41.98%	6.95%	0.01%	0.01%
Greensboro Town	2.4	1.6	-34.0%	72,223	38,781	-46.3%	2.9711	2.4186	15.20%	37.21%	6.95%	0.00%	0.00%
Kennard Town	7.0	5.1	-27.1%	216,611	129,616	-40.2%	3.0745	2.5230	15.30%	38.01%	6.95%	0.22%	0.38%
Harrison Township	105.2	95.4	-9.3%	2,332,472	1,609,145	-31.0%	2.2181	1.6866	22.29%	41.09%	6.95%	19.98%	34.48%
Cadiz Town	2.6	1.9	-26.8%	61,980	36,167	-41.6%	2.3465	1.8712	21.89%	41.85%	6.95%	1.62%	3.20%
Henry Township	231.0	184.5	-20.1%	5,753,063	3,904,098	-32.1%	2.4908	2.1163	21.73%	40.00%	6.95%	28.74%	43.38%
New Castle City	532.0	420.5	-21.0%	19,256,416	15,359,371	-20.2%	3.6194	3.6528	19.60%	44.49%	6.95%	13.93%	19.71%
Jefferson Township	60.0	52.1	-13.2%	1,357,593	905,794	-33.3%	2.2625	1.7390	22.06%	41.13%	6.95%	1.83%	3.06%
Sulpher Springs Town	9.7	6.9	-28.4%	234,804	138,591	-41.0%	2.4300	2.0038	21.66%	42.32%	6.95%	10.42%	19.68%
West Liberty Township	34.0	30.5	-10.4%	808,980	596,823	-26.2%	2.3792	1.9592	22.27%	39.89%	6.95%	9.00%	13.62%
East Liberty Township	33.7	29.1	-13.9%	807,146	524,578	-35.0%	2.3928	1.8053	20.91%	38.55%	6.95%	2.64%	4.91%
Prairie Township	108.2	86.7	-19.9%	2,872,043	1,925,098	-33.0%	2.6541	2.2207	19.75%	38.32%	6.95%	3.15%	5.13%
Mount Summit Town	7.9	6.0	-24.7%	209,184	130,894	-37.4%	2.6413	2.1947	20.17%	39.23%	6.95%	0.67%	1.10%
Springport Town	3.0	2.2	-25.2%	88,791	60,070	-32.3%	2.9879	2.7027	19.71%	41.38%	6.95%	0.01%	0.01%
Spiceland Township	56.8	52.6	-7.3%	1,198,790	992,124	-17.2%	2.1122	1.8857	24.90%	42.50%	6.95%	12.53%	16.77%
Dunreith Town	4.0	2.9	-28.1%	113,859	85,320	-25.1%	2.8551	2.9753	19.60%	38.66%	6.95%	0.11%	0.15%
Spiceland Town	17.3	12.3	-28.9%	412,678	282,587	-31.5%	2.3890	2.2997	23.79%	44.06%	6.95%	1.93%	2.75%
Stoney Creek Township	30.3	26.2	-13.7%	685,867	435,432	-36.5%	2.2603	1.6628	25.58%	43.26%	6.95%	2.43%	4.14%
Blountsville Town	2.4	1.6	-31.0%	59,101	33,274	-43.7%	2.5008	2.0420	24.64%	44.62%	6.95%	6.03%	13.20%
Wayne Township	105.9	90.9	-14.2%	2,836,846	1,779,446	-37.3%	2.6779	1.9573	15.16%	35.23%	6.95%	10.70%	18.62%
Knightstown Town	53.8	41.8	-22.3%	1,794,776	1,153,692	-35.7%	3.3340	2.7596	15.55%	39.91%	6.95%	7.88%	14.34%
County Totals/Averages	**1,779.9**	**1,468.7**	**-17.5%**	**50,310,800**	**36,517,550**	**-27.4%**	**2.8284**	**2.4649**	**20.18%**	**41.25%**	**6.95%**	**11.87%**	**18.30%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Henry County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Henry County	8,358,171	3,504	4,586	58,156	0	66,247
Blue River Township	32,241	10	0	0	0	10
Dudley Township	10,496	4	0	0	0	4
Fall Creek Township	65,454	18	0	0	0	18
Franklin Township	30,470	0	0	0	0	0
Greensboro Township	20,647	15	0	22	0	36
Harrison Township	27,400	0	0	0	0	0
Henry Township	511,348	107	266	3,408	0	3,781
Jefferson Township	44,236	13	0	0	0	13
Liberty Township	30,712	0	0	0	0	0
Prairie Township	111,293	119	1	0	0	120
Spiceland Township	37,814	0	3	0	0	3
Stoney Creek Township	27,001	0	0	0	0	0
Wayne Township	90,682	25	0	0	0	25
New Castle Civil City	6,726,932	5,360	13,312	170,409	0	189,081
Shirley Civil Town	57,090	0	0	1,304	0	1,304
Blountsville Civil Town	7,355	0	0	0	0	0
Cadiz Civil Town	3,811	0	0	0	0	0
Dunreith Civil Town	32,403	0	118	0	0	118
Greensboro Civil Town	7,708	0	0	0	0	0
Kennard Civil Town	31,612	91	0	0	0	91
Knightstown Civil Town	360,154	310	0	0	0	310
Lewisville Civil Town	30,222	0	0	0	0	0
Middletown Civil Town	400,517	338	0	0	0	338
Mooreland Civil Town	25,720	144	0	0	0	144
Mount Summit Civil Town	6,043	0	0	0	0	0
Spiceland Civil Town	55,835	0	0	0	0	0
Springport Civil Town	12,978	0	18	0	0	18
Straughn Civil Town	19,165	146	0	0	0	146
Sulphur Springs Civil Town	21,752	0	0	0	0	0
Blue River Valley School Corporation	1,821,487	1,602	40	0	0	1,643
South Henry School Corporation	2,037,411	328	126	0	0	454
Shenandoah School Corporation	2,627,023	625	0	0	0	625
New Castle Community School Corporation	7,017,366	3,635	9,028	115,573	0	128,236
Charles A. Beard Memorial School Corporation	2,152,510	880	0	880	0	1,760
Union School Corporation	227,337	0	0	0	0	0
Nettle Creek School Corporation	293,349	0	0	0	0	0
Knightstown Public Library	50,559	44	0	0	0	44
Middletown-Fall Creek Township Public Library	69,340	28	0	0	0	28
Spiceland Public Library	14,474	0	2	0	0	2
New Castle Public Library	0	0	0	0	0	0
Henry County Contractual Library	0	0	0	0	0	0
New Castle-Henry County Public Library	1,905,096	816	1,236	15,882	0	17,934
Three Rivers Solid Waste Management District	0	0	0	0	0	0
Middletown Redevelopment Commission	0	0	0	0	0	0
Henry County Redevelopment Commission	46,056	11	1	3	0	15
Total - All Taxing Units	**35,459,270**	**18,170**	**28,737**	**365,638**	**0**	**412,545**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

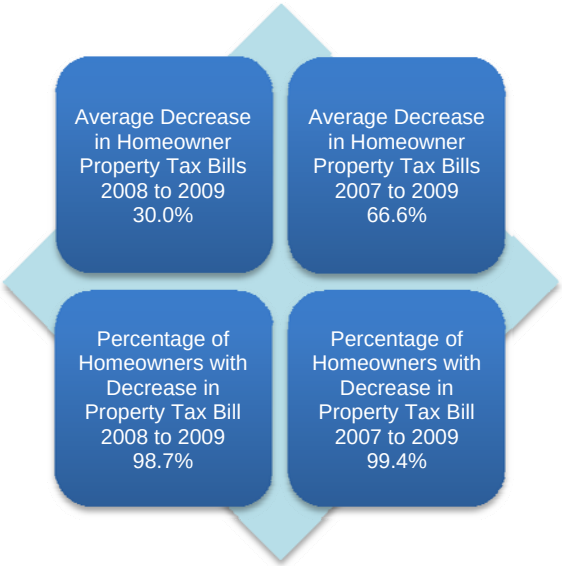
2009 HOWARD COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Howard County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	111	0.5%	46	0.2%
10% to 19%	24	0.1%	3	0.0%
1% to 9%	45	0.2%	6	0.0%
0%	92	0.4%	72	0.3%
-1% to -9%	248	1.2%	14	0.1%
-10% to -19%	1,462	7.0%	20	0.1%
-20% to -29%	6,329	30.4%	64	0.3%
-30% to -39%	6,377	30.6%	153	0.7%
-40% to -49%	3,939	18.9%	552	2.7%
-50% to -59%	624	3.0%	2,005	9.6%
-60% to -69%	301	1.4%	8,591	41.3%
-70% to -79%	332	1.6%	7,468	35.9%
-80% to -89%	256	1.2%	777	3.7%
-90% to -99%	131	0.6%	479	2.3%
-100%	542	2.6%	563	2.7%
Total	20,813	100.0%	20,813	100.0%
Higher Tax Bill	180	0.9%	55	0.3%
No Change	92	0.4%	72	0.3%
Lower Tax Bill	20,541	98.7%	20,686	99.4%
Average Change in Tax Bill	-30.0%		-66.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Howard County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.8%	-30.6%
State PTRC Percentage, 2008	20.0%	20.1%
Total State Homestead Credit, 2008	36.2%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Howard County decreased by 30.0%. Howard County adopted a local option income tax for property tax relief at 0.5% and distributed the tax relief entirely to homeowners. This caused homeowner tax bills to drop substantially. Few elderly Howard County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Howard County, as they were in most Indiana counties.

2009 Property Tax Changes:

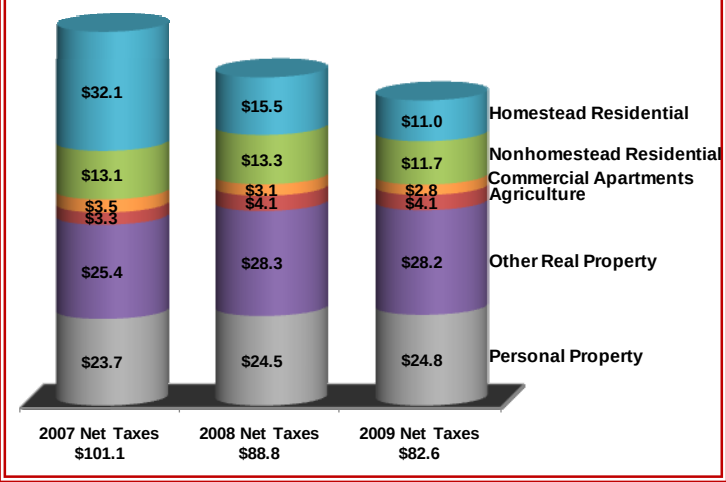
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Howard County
(In Millions)



In Howard County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 12.0% decline in average property tax bills. Average tax bills on commercial apartments decreased 9.7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw no change. Other commercial, industrial, and utility real property average tax bills decreased 0.4%. Personal property, which is largely business equipment, saw a 1.2% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Howard County
$994,406

Percentage share of circuit breaker tax cap credits by cap category…

Howard County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$129,218,594***	***$133,188,558***	***$93,254,197***	***3.1%***	***-30.0%***	***-0.7%***
State Unit	104,955	106,288	0	1.3%	-100.0%	
Howard County	19,490,959	20,128,309	17,929,142	3.3%	-10.9%	1.7%
Center Township	1,372,785	1,557,694	1,436,254	13.5%	-7.8%	-7.8%
Clay Township	38,381	36,329	39,595	-5.3%	9.0%	9.0%
Ervin Township	50,611	52,481	54,433	3.7%	3.7%	3.7%
Harrison Township	215,130	204,198	196,236	-5.1%	-3.9%	-3.9%
Honey Creek Township	49,643	59,671	49,211	20.2%	-17.5%	-17.5%
Howard Township	56,588	58,868	61,443	4.0%	4.4%	4.4%
Jackson Township	18,771	19,471	20,221	3.7%	3.9%	3.9%
Liberty Township	57,667	62,365	64,839	8.1%	4.0%	4.0%
Monroe Township	29,083	30,542	31,717	5.0%	3.8%	3.8%
Taylor Township	179,811	183,085	177,167	1.8%	-3.2%	-3.2%
Union Township	28,491	29,762	30,898	4.5%	3.8%	3.8%
Kokomo Civil City	33,564,191	35,053,250	33,346,830	4.4%	-4.9%	3.4%
Greentown Civil Town	336,430	342,492	363,920	1.8%	6.3%	6.3%
Russiaville Civil Town	223,699	232,724	239,430	4.0%	2.9%	2.9%
Taylor Community School Corporation	7,737,068	7,416,341	3,709,299	-4.1%	-50.0%	-9.8%
Northwestern School Corporation	10,089,740	11,025,537	5,625,590	9.3%	-49.0%	5.3%
Eastern Howard Community School Corporation	5,831,150	5,901,499	3,754,277	1.2%	-36.4%	5.4%
Western School Corporation	9,547,677	10,665,640	5,318,621	11.7%	-50.1%	-15.3%
Kokomo-Center Township Consolidated Schools	35,590,499	35,248,041	15,868,325	-1.0%	-55.0%	-7.2%
Greentown Public Library	223,215	233,317	242,675	4.5%	4.0%	4.0%
Kokomo-Howard County Public Library	3,726,083	3,863,067	3,990,437	3.7%	3.3%	3.3%
Howard County Solid Waste Mgt. District	655,967	677,587	703,637	3.3%	3.8%	3.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Howard County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	184.2	150.0	-18.6%	4,046,669	2,078,402	-48.6%	2.1971	1.3856	24.43%	36.94%	7.95%	23.37%	44.32%
Kokomo City - Center Township	2201.7	2030.6	-7.8%	75,145,251	54,989,192	-26.8%	3.4131	2.7080	19.27%	37.97%	7.95%	23.37%	44.32%
Kokomo City - Clay Township	4.6	3.6	-22.4%	160,951	99,291	-38.3%	3.5154	2.7929	19.78%	38.30%	7.95%	23.37%	44.32%
Kokomo City - Harrison Township	118.4	110.7	-6.4%	4,103,669	3,272,742	-20.2%	3.4674	2.9554	15.93%	35.96%	7.95%	23.37%	44.32%
Kokomo City - Howard Township	229.7	289.6	26.1%	8,090,544	8,100,149	0.1%	3.5224	2.7970	19.76%	38.31%	7.95%	23.37%	44.32%
Jackson Township	37.4	36.4	-2.8%	935,434	760,956	-18.7%	2.5014	2.0932	19.15%	33.29%	7.95%	23.37%	44.32%
Liberty Township	139.9	108.2	-22.7%	3,474,875	2,253,610	-35.1%	2.4837	2.0833	19.07%	32.89%	7.95%	23.37%	44.32%
Greentown Town	70.8	55.7	-21.4%	2,092,383	1,515,063	-27.6%	2.9533	2.7212	18.63%	36.51%	7.95%	23.37%	44.32%
Kokomo City - Taylor Township	117.7	95.1	-19.2%	4,519,243	3,031,579	-32.9%	3.8387	3.1864	18.37%	36.49%	7.95%	23.37%	44.32%
Union Township	62.0	57.4	-7.5%	1,548,022	1,199,780	-22.5%	2.4975	2.0918	19.12%	33.17%	7.95%	23.37%	44.32%
Clay Township	179.1	136.2	-23.9%	3,977,013	2,035,272	-48.8%	2.2208	1.4941	25.52%	37.50%	7.95%	23.37%	44.32%
Ervin Township	134.2	110.4	-17.7%	3,005,127	1,672,189	-44.4%	2.2397	1.5144	25.43%	37.61%	7.95%	23.37%	44.32%
Harrison Township	392.2	280.3	-28.5%	8,582,675	4,686,497	-45.4%	2.1884	1.6719	19.33%	33.42%	7.95%	23.37%	44.32%
Honey Creek Township	53.4	42.3	-20.7%	1,195,727	723,521	-39.5%	2.2379	1.7086	19.19%	33.72%	7.95%	23.37%	44.32%
Russiaville Town	36.0	27.5	-23.8%	1,011,414	691,904	-31.6%	2.8074	2.5189	18.61%	38.20%	7.95%	23.37%	44.32%
Howard Township	126.7	101.9	-19.6%	2,823,203	1,526,295	-45.9%	2.2289	1.4981	25.47%	37.52%	7.95%	23.37%	44.32%
Monroe Township	77.1	61.0	-20.9%	1,680,376	1,013,628	-39.7%	2.1804	1.6627	19.48%	33.67%	7.95%	23.37%	44.32%
Taylor Township	263.1	200.8	-23.7%	6,780,429	3,867,472	-43.0%	2.5771	1.9260	22.45%	34.66%	7.95%	23.37%	44.32%
County Totals/Averages	**4,428.1**	**3,897.6**	**-12.0%**	**133,173,004**	**93,517,542**	**-29.8%**	**3.0074**	**2.3988**	**20.04%**	**36.25%**	**7.95%**	**23.37%**	**44.32%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Howard County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Howard County	17,929,142	0	164,282	0	52	164,334
Center Township	1,436,254	0	17,145	0	7	17,152
Clay Township	39,595	0	9	0	0	9
Ervin Township	54,433	0	0	0	0	0
Harrison Township	196,236	0	980	0	0	980
Honey Creek Township	49,211	0	17	0	0	17
Howard Township	61,443	0	0	0	0	0
Jackson Township	20,221	0	0	0	0	0
Liberty Township	64,839	0	338	0	0	338
Monroe Township	31,717	0	0	0	0	0
Taylor Township	177,167	0	691	0	0	691
Union Township	30,898	0	0	0	0	0
Kokomo Civil City	33,346,830	0	454,030	0	148	454,178
Greentown Civil Town	363,920	0	8,076	0	0	8,076
Russiaville Civil Town	239,430	0	534	0	0	534
Taylor Community School Corporation	3,709,299	0	48,306	0	0	48,306
Northwestern School Corporation	5,625,590	0	1,433	0	0	1,433
Eastern Howard Community School Corporation	3,754,277	0	18,010	0	0	18,010
Western School Corporation	5,318,621	0	45,361	0	0	45,361
Kokomo-Center Township Consolidated School	15,868,325	0	189,481	0	82	189,563
Greentown Public Library	242,675	0	1,164	0	0	1,164
Kokomo-Howard County Public Library	3,990,437	0	37,799	0	12	37,811
Howard County Solid Waste Management	703,637	0	6,445	0	2	6,447
Total - All Taxing Units	**93,254,197**	**0**	**994,102**	**0**	**304**	**994,406**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

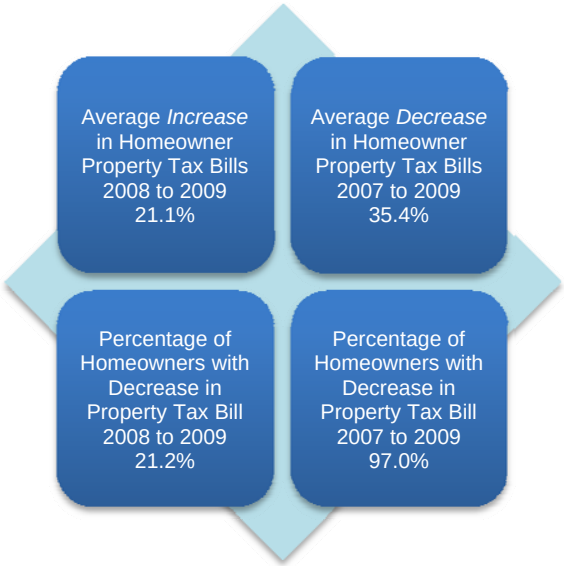
2009 HUNTINGTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Huntington County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	4,093	39.8%	124	1.2%
10% to 19%	2,216	21.6%	39	0.4%
1% to 9%	1,698	16.5%	66	0.6%
0%	89	0.9%	77	0.7%
-1% to -9%	774	7.5%	152	1.5%
-10% to -19%	359	3.5%	523	5.1%
-20% to -29%	160	1.6%	1,516	14.8%
-30% to -39%	118	1.1%	3,247	31.6%
-40% to -49%	117	1.1%	2,445	23.8%
-50% to -59%	106	1.0%	1,095	10.7%
-60% to -69%	76	0.7%	233	2.3%
-70% to -79%	77	0.7%	195	1.9%
-80% to -89%	62	0.6%	150	1.5%
-90% to -99%	44	0.4%	116	1.1%
-100%	284	2.8%	295	2.9%
Total	10,273	100.0%	10,273	100.0%
Higher Tax Bill	8,007	77.9%	229	2.2%
No Change	89	0.9%	77	0.7%
Lower Tax Bill	2,177	21.2%	9,967	97.0%
Average Change in Tax Bill	21.1%		-35.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Huntington County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-27.2%	-30.6%
State PTRC Percentage, 2008	23.6%	20.1%
Total State Homestead Credit, 2008	55.3%	39.5%
Total State Homestead Credit, 2009	7.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Huntington County increased by 21.1%. The school general fund and county welfare levies were a smaller share of Huntington County's levy in 2008, so their elimination reduced Huntington County tax rates by less than the state average. Huntington County taxpayers saw a high state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. This loss of tax relief also contributed to the increase in homeowner tax bills. Huntington County adopted a local option income tax for property tax relief, which kept homeowner taxes from increasing more. Few Huntington County homeowners were eligible for the circuit breaker

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Huntington County, as they were in most Indiana counties

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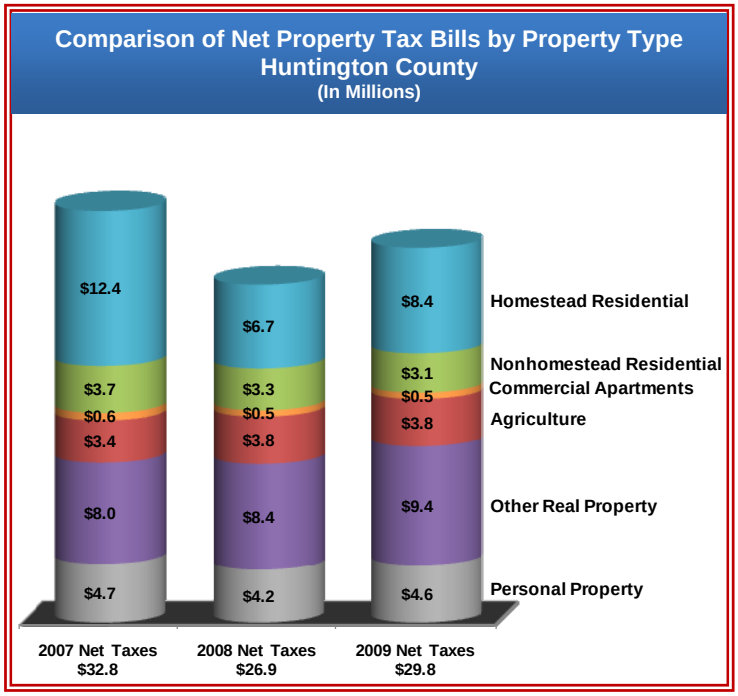


In Huntington County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 6.1% decline in average property tax bills. Average tax bills on commercial apartments decreased 2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2% increase. Other commercial, industrial, and utility real property average tax bills increased 11.9%. Personal property, which is largely business equipment, saw a 9.5% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Huntington County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$42,500,755***	***$41,576,303***	***$31,132,689***	***-2.2%***	***-25.1%***	***5.6%***
State Unit	34,788	37,276	0	7.2%	-100.0%	
Huntington County	7,270,837	7,031,235	6,355,566	-3.3%	-9.6%	4.1%
Clear Creek Township	55,970	59,128	54,689	5.6%	-7.5%	-7.5%
Dallas Township	45,405	47,684	44,296	5.0%	-7.1%	-7.1%
Huntington Township	283,118	291,961	292,830	3.1%	0.3%	0.3%
Jackson Township	34,078	40,763	42,372	19.6%	3.9%	3.9%
Jefferson Township	29,946	30,924	31,351	3.3%	1.4%	1.4%
Lancaster Township	24,739	25,938	25,683	4.8%	-1.0%	-1.0%
Polk Township	20,284	20,849	20,859	2.8%	0.0%	0.0%
Rock Creek Township	15,010	23,957	25,156	59.6%	5.0%	5.0%
Salamonie Township	19,525	20,412	21,062	4.5%	3.2%	3.2%
Union Township	13,244	12,985	14,068	-2.0%	8.3%	8.3%
Warren Township	39,083	41,132	41,586	5.2%	1.1%	1.1%
Wayne Township	21,017	22,327	22,908	6.2%	2.6%	2.6%
Huntington Civil City	8,310,059	8,537,654	7,967,639	2.7%	-6.7%	1.9%
Andrews Civil Town	279,098	284,146	296,396	1.8%	4.3%	4.3%
Markle Civil Town	179,986	231,156	214,669	28.4%	-7.1%	-7.1%
Mount Etna Civil Town	3,873	3,694	52	-4.6%	-98.6%	-98.6%
Roanoke Civil Town	398,863	429,800	458,887	7.8%	6.8%	6.8%
Warren Civil Town	250,205	256,795	265,294	2.6%	3.3%	3.3%
Huntington County Community School Corp.	23,350,460	22,361,100	13,105,714	-4.2%	-41.4%	9.6%
Andrews Public Library	44,312	46,639	48,043	5.3%	3.0%	3.0%
Roanoke Public Library	46,485	48,585	49,196	4.5%	1.3%	1.3%
Warren Public Library	68,537	73,978	75,834	7.9%	2.5%	2.5%
Huntington Library	1,508,183	1,436,208	1,492,260	-4.8%	3.9%	3.9%
Huntington County Solid Waste Mgt. District	153,650	159,977	166,279	4.1%	3.9%	3.9%
Huntington City Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Huntington County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clear Creek Township	123.1	92.7	-24.7%	2,404,020	1,432,683	-40.4%	1.9531	1.5463	26.03%	51.39%	7.39%	0.00%	11.90%
Dallas Township	53.1	39.5	-25.7%	1,091,759	664,641	-39.1%	2.0569	1.6845	25.53%	52.12%	7.39%	0.00%	11.90%
Andrews Town	16.1	12.3	-23.6%	604,774	489,169	-19.1%	3.7455	3.9666	21.99%	59.92%	7.39%	0.00%	11.90%
Huntington Township	159.9	125.3	-21.6%	3,509,759	2,303,097	-34.4%	2.1954	1.8379	24.93%	52.97%	7.39%	0.00%	11.90%
Huntington City	544.3	442.3	-18.7%	20,080,901	15,413,006	-23.2%	3.6894	3.4848	21.69%	58.76%	7.39%	0.00%	11.90%
Jackson Township	142.9	114.4	-19.9%	2,756,834	1,737,475	-37.0%	1.9291	1.5186	26.26%	51.48%	7.39%	0.00%	11.90%
Roanoke Town	58.6	44.7	-23.8%	1,600,347	1,166,247	-27.1%	2.7303	2.6108	23.55%	56.36%	7.39%	0.00%	11.90%
Jefferson Township	43.1	42.1	-2.4%	852,426	657,182	-22.9%	1.9765	1.5613	25.97%	51.70%	7.39%	0.00%	11.90%
Mount Etna Town-Jefferson Town	0.6	0.5	-21.0%	13,365	7,556	-43.5%	2.1141	1.5127	25.62%	53.44%	7.39%	0.00%	11.90%
Lancaster Township	59.8	53.2	-11.0%	1,165,064	816,975	-29.9%	1.9484	1.5352	26.07%	51.39%	7.39%	0.00%	11.90%
Mount Etna Town-Lancaster Town	1.0	0.9	-9.4%	19,990	12,917	-35.4%	2.0971	1.4957	25.67%	53.26%	7.39%	0.00%	11.90%
Polk Township	25.9	24.1	-7.0%	513,897	378,891	-26.3%	1.9854	1.5736	25.79%	51.40%	7.39%	0.00%	11.90%
Mount Etna Town-Polk Township	0.2	0.1	-19.9%	3,931	2,263	-42.4%	2.1273	1.5289	25.55%	53.50%	7.39%	0.00%	11.90%
Rock Creek Township	50.0	45.7	-8.6%	972,905	701,080	-27.9%	1.9442	1.5328	26.12%	51.44%	7.39%	0.00%	11.90%
Markle Town	21.8	18.4	-15.9%	674,188	513,892	-23.8%	3.0874	2.7995	22.85%	57.78%	7.39%	0.00%	11.90%
Salamonie Township	49.7	47.4	-4.6%	1,008,704	765,989	-24.1%	2.0302	1.6169	25.67%	51.97%	7.39%	0.00%	11.90%
Warren Town	34.1	32.9	-3.6%	940,183	786,002	-16.4%	2.7558	2.3874	23.33%	56.02%	7.39%	0.00%	11.90%
Union Township	91.6	78.6	-14.2%	1,758,052	1,182,381	-32.7%	1.9190	1.5050	26.35%	51.51%	7.39%	0.00%	11.90%
Warren Township	32.1	31.9	-0.5%	652,382	516,562	-20.8%	2.0333	1.6175	25.73%	52.20%	7.39%	0.00%	11.90%
Wayne Township	40.0	38.0	-4.9%	783,534	587,862	-25.0%	1.9611	1.5471	25.94%	51.30%	7.39%	0.00%	11.90%
Mount Etna Town-Wayne Township	0.2	0.2	2.4%	4,230	3,102	-26.7%	2.1150	1.5149	25.51%	53.15%	7.39%	0.00%	11.90%
Markle Union	2.1	2.3	9.1%	65,613	64,845	-1.2%	3.0719	2.7820	22.91%	57.83%	7.39%	0.00%	11.90%
County Totals/Averages	**1,550.2**	**1,287.4**	**-17.0%**	**41,476,858**	**30,203,817**	**-27.2%**	**2.6769**	**2.3591**	**23.64%**	**55.31%**	**7.39%**	**0.00%**	**11.90%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Huntington County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Huntington County	6,355,566	732	66,987	2,452	5,931	76,102
Clear Creek Township	54,689	0	0	0	0	0
Dallas Township	44,296	0	227	115	17	360
Huntington Township	292,830	37	4,107	0	425	4,569
Jackson Township	42,372	0	1	0	23	23
Jefferson Township	31,351	0	0	0	17	17
Lancaster Township	25,683	0	0	0	1	1
Polk Township	20,859	0	0	0	0	0
Rock Creek Township	25,156	9	1	0	11	20
Salamonie Township	21,062	0	0	0	3	3
Union Township	14,068	0	1	0	2	3
Warren Township	41,586	0	0	0	6	6
Wayne Township	22,908	0	0	0	1	1
Huntington Civil City	7,967,639	1,981	222,215	0	12,733	236,929
Andrews Civil Town	296,396	0	23,695	12,040	848	36,584
Markle Civil Town	214,669	388	122	0	481	990
Mount Etna Civil Town	52	0	0	0	1	1
Roanoke Civil Town	458,887	0	47	0	1,047	1,094
Warren Civil Town	265,294	0	0	0	254	254
Huntington County Community School Corporation	13,105,714	1,509	138,148	5,057	12,231	156,946
Andrews Public Library	48,043	0	925	470	41	1,436
Huntington Public Library	0	0	0	0	0	0
Roanoke Public Library	49,196	0	5	0	112	117
Warren Public Library	75,834	0	0	0	31	31
Markle Public Library	0	0	0	0	0	0
Huntington Library	1,492,260	368	31,229	0	2,322	33,919
Huntington County Solid Waste Management	166,279	19	1,750	64	155	1,988
Huntington City Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**31,132,689**	**5,041**	**489,458**	**20,199**	**36,695**	**551,393**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

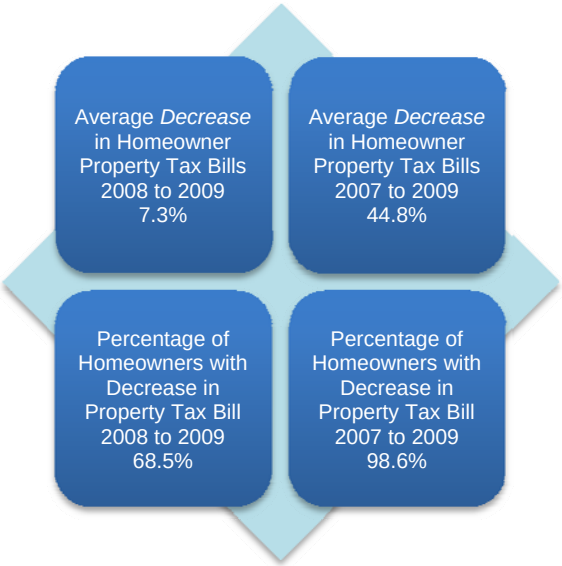
2009 JACKSON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Jackson County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	219	2.2%	67	0.7%
10% to 19%	1,044	10.4%	14	0.1%
1% to 9%	1,865	18.6%	23	0.2%
0%	35	0.3%	38	0.4%
-1% to -9%	1,530	15.2%	32	0.3%
-10% to -19%	1,897	18.9%	170	1.7%
-20% to -29%	1,306	13.0%	899	9.0%
-30% to -39%	848	8.5%	2,434	24.3%
-40% to -49%	365	3.6%	1,840	18.3%
-50% to -59%	218	2.2%	1,022	10.2%
-60% to -69%	157	1.6%	1,099	11.0%
-70% to -79%	124	1.2%	1,655	16.5%
-80% to -89%	111	1.1%	323	3.2%
-90% to -99%	61	0.6%	169	1.7%
-100%	254	2.5%	249	2.5%
Total	10,034	100.0%	10,034	100.0%
Higher Tax Bill	3,128	31.2%	104	1.0%
No Change	35	0.3%	38	0.4%
Lower Tax Bill	6,871	68.5%	9,892	98.6%
Average Change in Tax Bill	-7.3%		-44.8%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Jackson County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.5%	-30.6%
State PTRC Percentage, 2008	24.1%	20.1%
Total State Homestead Credit, 2008	44.1%	39.5%
Total State Homestead Credit, 2009	7.8%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Jackson County decreased by 7.3%. The school general fund and county welfare levies were a somewhat larger-than-average share of Jackson County's levy in 2008, so their elimination reduced Jackson County tax rates by more than the state average. But Jackson County taxpayers saw high state property tax replacement and homestead credit rates in 2008. The loss of this tax relief almost offset the effect of

2009 Property Tax Changes:

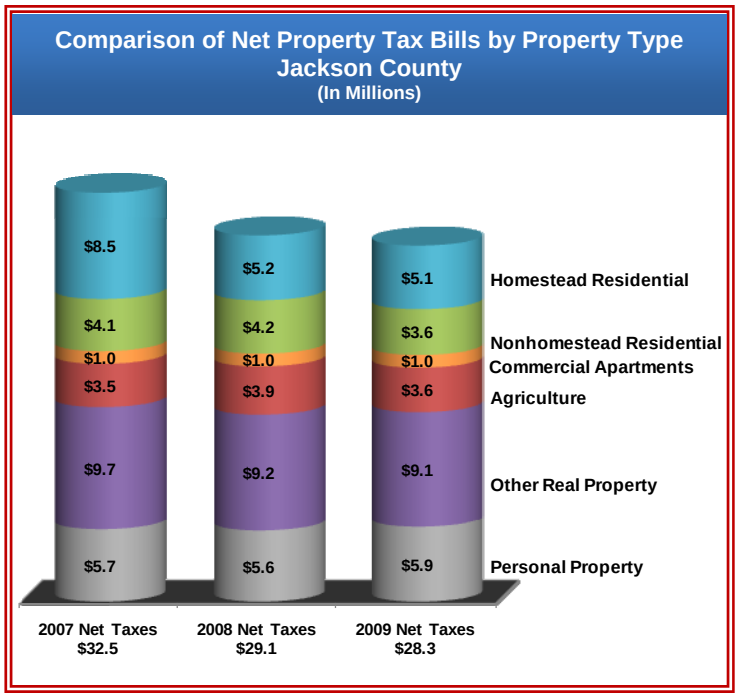
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

the lower tax rates. Jackson County did not adopt a local option income tax for property tax relief, and few elderly Jackson County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Jackson County, as they were in most Indiana counties.

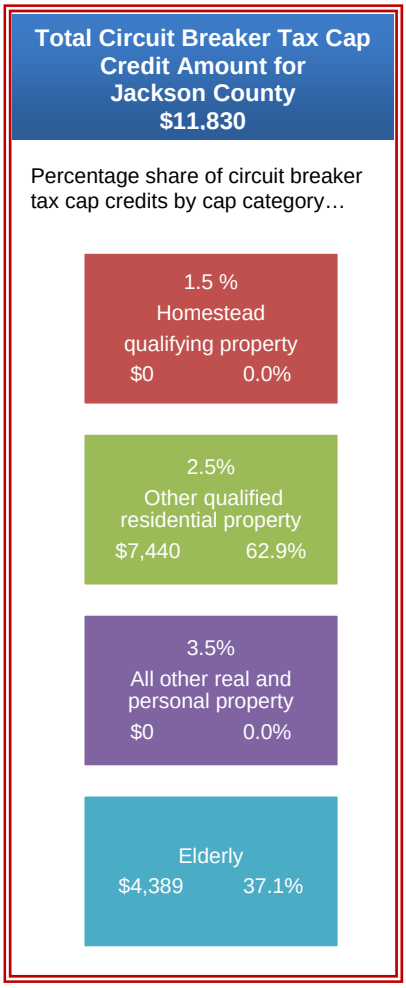


In Jackson County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 14.3% decline in average property tax bills. There was no significant decline in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 1.1%. Personal property, which is largely business equipment, saw a 5.4% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Jackson County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$46,476,233***	***$45,731,302***	***$30,591,726***	***-1.6%***	***-33.1%***	***0.6%***
State Unit	51,789	51,987	0	0.4%	-100.0%	
Jackson County	7,664,732	7,720,123	6,582,287	0.7%	-14.7%	5.8%
Brownstown Township	75,413	75,722	78,455	0.4%	3.6%	3.6%
Carr Township	57,931	56,989	60,909	-1.6%	6.9%	6.9%
Driftwood Township	24,872	26,040	24,816	4.7%	-4.7%	-4.7%
Grassy Fork Township	22,988	23,681	24,954	3.0%	5.4%	5.4%
Hamilton Township	54,192	54,244	50,928	0.1%	-6.1%	-6.1%
Jackson Township	106,120	108,459	115,297	2.2%	6.3%	6.3%
Owen Township	30,895	25,450	31,598	-17.6%	24.2%	24.2%
Pershing Township	22,464	17,909	17,371	-20.3%	-3.0%	-3.0%
Redding Township	17,011	17,478	18,444	2.7%	5.5%	5.5%
Salt Creek Township	10,787	10,759	10,748	-0.3%	-0.1%	-0.1%
Vernon Township	67,032	62,489	63,708	-6.8%	2.0%	2.0%
Washington Township	9,859	10,521	10,902	6.7%	3.6%	3.6%
Seymour Civil City	7,509,805	7,452,693	7,499,642	-0.8%	0.6%	6.9%
Brownstown Civil Town	535,458	457,003	437,627	-14.7%	-4.2%	-4.2%
Crothersville Civil Town	223,842	191,137	202,204	-14.6%	5.8%	5.8%
Medora Civil Town	53,496	47,880	53,386	-10.5%	11.5%	11.5%
Medora Community School Corporation	771,913	837,261	504,520	8.5%	-39.7%	-12.3%
Seymour Community School Corporation	19,059,535	18,361,866	8,661,758	-3.7%	-52.8%	-2.6%
Brownstown Central Community School Corp.	5,970,092	6,157,220	3,140,671	3.1%	-49.0%	-9.9%
Crothersville Community School Corporation	2,499,390	2,373,483	1,266,672	-5.0%	-46.6%	-11.9%
Brownstown Public Library	250,438	235,667	261,924	-5.9%	11.1%	11.1%
Jackson County Public Library	1,348,344	1,315,750	1,432,406	-2.4%	8.9%	8.9%
Seymour Airport Authority	0	0	0	0.0%	0.0%	0.0%
Jackson County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Pershing Fire District	37,835	39,491	40,499	4.4%	2.6%	2.6%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Jackson County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Brownstown Township	133.4	115.7	-13.3%	2,529,142	1,604,144	-36.6%	1.8963	1.3870	23.34%	41.62%	7.82%	3.78%	6.34%
Brownstown Town	98.7	77.6	-21.3%	2,303,091	1,484,207	-35.6%	2.3337	1.9121	22.50%	46.22%	7.82%	5.97%	10.40%
Carr Township	31.2	24.6	-21.2%	800,294	541,292	-32.4%	2.5623	2.1986	19.04%	37.10%	7.82%	1.84%	5.30%
Medora Town	10.6	7.9	-25.5%	320,103	227,453	-28.9%	3.0120	2.8729	19.28%	41.97%	7.82%	1.90%	5.03%
Driftwood Township	39.0	33.8	-13.4%	747,873	474,507	-36.6%	1.9156	1.4041	23.53%	42.47%	7.82%	1.07%	1.83%
Grassy Fork Township	43.7	39.4	-9.8%	831,497	549,544	-33.9%	1.9031	1.3940	23.52%	42.23%	7.82%	3.47%	6.20%
Hamilton Township	111.6	103.9	-6.9%	1,857,814	1,236,780	-33.4%	1.6651	1.1900	26.87%	41.72%	7.82%	15.17%	22.87%
Jackson Township	168.2	125.9	-25.2%	2,735,337	1,452,551	-46.9%	1.6262	1.1539	27.22%	41.56%	7.82%	4.60%	9.19%
Seymour City-Jackson Township	967.5	771.0	-20.3%	22,692,864	15,770,223	-30.5%	2.3455	2.0455	24.25%	48.20%	7.82%	36.85%	68.98%
Owen Township	64.2	52.2	-18.6%	1,208,875	724,256	-40.1%	1.8842	1.3867	23.32%	41.33%	7.82%	0.77%	1.44%
Pershing Township	44.7	34.3	-23.4%	882,556	512,270	-42.0%	1.9728	1.4951	23.22%	42.71%	7.82%	0.34%	0.60%
Redding Township	166.2	141.0	-15.2%	2,698,733	1,621,321	-39.9%	1.6235	1.1496	27.21%	41.44%	7.82%	1.54%	2.42%
Seymour City-Redding Township	83.4	76.3	-8.5%	1,954,938	1,558,141	-20.3%	2.3428	2.0412	24.24%	48.13%	7.82%	9.89%	17.24%
Salt Creek Township	13.2	10.0	-24.4%	253,963	142,973	-43.7%	1.9262	1.4340	23.31%	42.09%	7.82%	2.65%	7.38%
Vernon Township	79.8	68.3	-14.4%	1,715,553	1,044,230	-39.1%	2.1489	1.5279	19.76%	37.78%	7.82%	0.93%	1.87%
Crothersville Town	62.9	56.3	-10.5%	1,546,002	1,062,274	-31.3%	2.4580	1.8870	19.21%	40.14%	7.82%	12.70%	25.47%
Washington Township	67.9	61.2	-9.8%	1,107,780	709,716	-35.9%	1.6320	1.1588	27.20%	41.68%	7.82%	2.30%	3.57%
County Totals/Averages	**2,186.3**	**1,799.5**	**-17.7%**	**46,186,415**	**30,715,882**	**-33.5%**	**2.1112**	**1.7057**	**24.09%**	**44.06%**	**7.82%**	**15.48%**	**28.01%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Jackson County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Jackson County	6,582,287	0	950	0	1,080	2,030
Brownstown Township	78,455	0	0	0	15	15
Carr Township	60,909	0	485	0	0	485
Driftwood Township	24,816	0	0	0	18	18
Grassy Fork Township	24,954	0	0	0	0	0
Hamilton Township	50,928	0	0	0	14	14
Jackson Township	115,297	0	0	0	2	2
Owen Township	31,598	0	0	0	11	11
Pershing Township	17,371	0	0	0	9	9
Redding Township	18,444	0	0	0	11	11
Salt Creek Township	10,748	0	0	0	0	0
Vernon Township	63,708	0	0	0	3	3
Washington Township	10,902	0	0	0	1	1
Seymour Civil City	7,499,642	0	0	0	511	511
Brownstown Civil Town	437,627	0	0	0	187	187
Crothersville Civil Town	202,204	0	0	0	0	0
Medora Civil Town	53,386	0	1,746	0	0	1,747
Medora Community School Corporation	504,520	0	4,016	0	1	4,017
Seymour Community School Corporation	8,661,758	0	0	0	1,206	1,206
Brownstown Central Community School Corp.	3,140,671	0	0	0	962	962
Crothersville Community School Corporation	1,266,672	0	0	0	58	58
Brownstown Public Library	261,924	0	0	0	74	74
Seymour Public Library	0	0	0	0	0	0
Jackson County Contractual Library	0	0	0	0	0	0
Jackson County Public Library	1,432,406	0	243	0	205	448
Seymour Airport Authority	0	0	0	0	0	0
Jackson County Solid Waste	0	0	0	0	0	0
Pershing Fire District	40,499	0	0	0	20	20
Carr Township Fire Territory	0	0	0	0	0	0
Total - All Taxing Units	**30,591,726**	**0**	**7,440**	**0**	**4,389**	**11,830**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

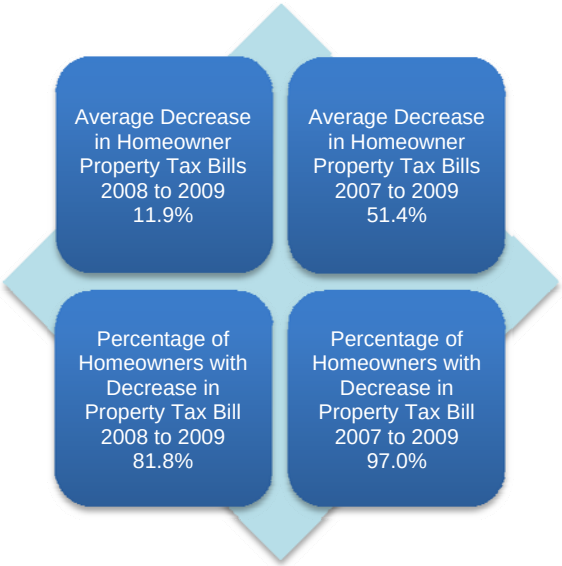
2009 JASPER COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Jasper County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	470	6.1%	185	2.4%
10% to 19%	321	4.1%	18	0.2%
1% to 9%	468	6.0%	16	0.2%
0%	152	2.0%	10	0.1%
-1% to -9%	888	11.5%	42	0.5%
-10% to -19%	1,835	23.7%	45	0.6%
-20% to -29%	1,840	23.7%	68	0.9%
-30% to -39%	1,131	14.6%	287	3.7%
-40% to -49%	336	4.3%	1,970	25.4%
-50% to -59%	116	1.5%	3,205	41.4%
-60% to -69%	55	0.7%	1,405	18.1%
-70% to -79%	42	0.5%	284	3.7%
-80% to -89%	15	0.2%	95	1.2%
-90% to -99%	15	0.2%	39	0.5%
-100%	70	0.9%	78	1.0%
Total	7,754	100.0%	7,747	100.0%
Higher Tax Bill	1,259	16.2%	219	2.8%
No Change	152	2.0%	10	0.1%
Lower Tax Bill	6,343	81.8%	7,518	97.0%
Average Change in Tax Bill	-11.9%		-51.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Jasper County	State Average
Net Assessed Value, 2008 to 2009 (% change)	8.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.4%	-30.6%
State PTRC Percentage, 2008	25.2%	20.1%
Total State Homestead Credit, 2008	45.6%	39.5%
Total State Homestead Credit, 2009	10.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Jasper County decreased by 11.9%. Jasper was one of the few counties to see an increase in assessed value in 2009, despite the new 35% supplemental homestead deduction. In addition, school general funds and county welfare levies were a larger-than-average share of Jasper County's levy in 2008. Higher assessed value and a larger levy reduction reduced Jasper County tax rates by more than the state average. Jasper taxpayers saw larger-than-average property tax replacement and homestead credits in 2008. The loss of this tax relief was not enough to offset the lower tax rates, so average homeowner tax bills fell in 2009. Jasper County adopted a local option

2009 Property Tax Changes:

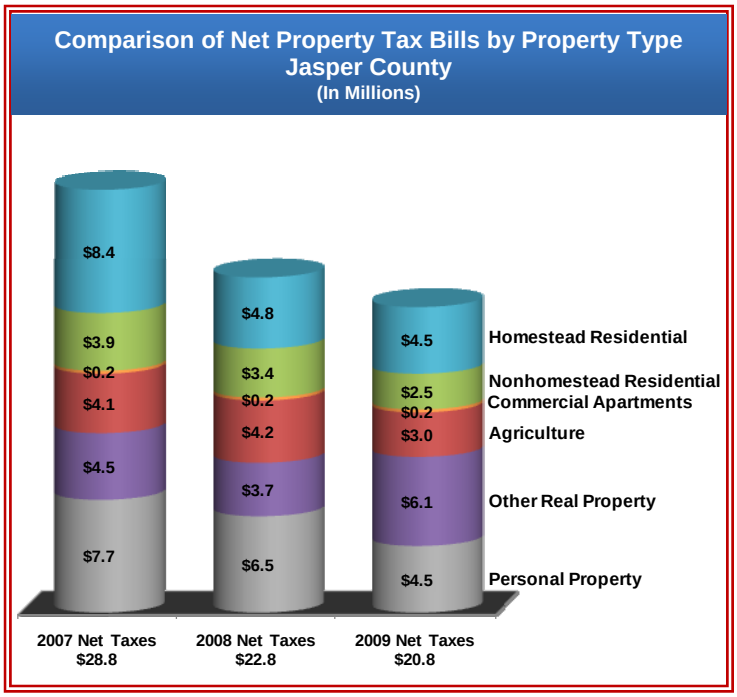
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

income tax for property tax relief in 2008, which continued to reduce tax bills in 2009. Only a few elderly Jasper County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Jasper County, as they were in most Indiana counties.



In Jasper County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 26.5% decline in average property tax bills. Average tax bills on commercial apartments did not change. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 28.6% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 64.9%. Personal property, which is largely business equipment, saw a 30.8% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Jasper County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$38,987,440***	***$41,054,860***	***$24,527,032***	***5.3%***	***-40.3%***	***-3.0%***
State Unit	48,146	50,524	0	4.9%	-100.0%	
Jasper County	7,663,263	7,587,069	6,050,272	-1.0%	-20.3%	-0.8%
Barkley Township	11,134	11,236	11,220	0.9%	-0.1%	-0.1%
Carpenter Township	81,152	82,430	80,737	1.6%	-2.1%	-2.1%
Gillam Township	37,143	37,900	36,969	2.0%	-2.5%	-2.5%
Hanging Grove Township	16,611	16,623	16,358	0.1%	-1.6%	-1.6%
Jordan Township	18,283	18,682	18,465	2.2%	-1.2%	-1.2%
Kankakee Township	60,362	60,611	59,193	0.4%	-2.3%	-2.3%
Keener Township	294,400	227,135	215,507	-22.8%	-5.1%	-5.1%
Marion Township	93,145	92,729	89,066	-0.4%	-4.0%	-4.0%
Milroy Township	0	0	0	0.0%	0.0%	0.0%
Newton Township	23,715	21,530	22,476	-9.2%	4.4%	4.4%
Union Township	13,319	13,338	13,266	0.1%	-0.5%	-0.5%
Walker Township	65,645	100,278	91,436	52.8%	-8.8%	-8.8%
Wheatfield Township	66,417	69,283	64,756	4.3%	-6.5%	-6.5%
Rensselaer Civil City	1,174,941	1,189,665	1,308,364	1.3%	10.0%	10.0%
Demotte Civil Town	785,207	795,085	755,663	1.3%	-5.0%	-5.0%
Remington Civil Town	302,240	290,743	250,475	-3.8%	-13.9%	-13.9%
Wheatfield Civil Town	101,952	104,836	101,622	2.8%	-3.1%	-3.1%
Kankakee Valley School Corporation	16,986,313	18,242,784	8,795,840	7.4%	-51.8%	-8.2%
Rensselaer Central School Corporation	6,689,255	7,562,593	3,684,986	13.1%	-51.3%	2.2%
West Central School Corporation	515,821	497,074	256,771	-3.6%	-48.3%	25.4%
Tri County School Corporation	2,473,056	2,472,612	1,107,868	0.0%	-55.2%	-3.7%
Remington Public Library	70,214	70,968	69,971	1.1%	-1.4%	-1.4%
Jasper County Public Library	1,395,706	1,439,132	1,425,751	3.1%	-0.9%	-0.9%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Remington Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Rensselear Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Jasper County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Carpenter Township	98.7	101.5	2.9%	2,235,604	1,223,817	-45.3%	2.2651	1.2053	29.47%	46.18%	10.48%	15.47%	29.41%
Remington Corp (Carpenter)	47.9	43.7	-8.8%	1,357,593	765,604	-43.6%	2.8325	1.7515	26.80%	49.67%	10.48%	15.47%	29.41%
Barkley Township	76.0	78.2	3.0%	1,295,490	830,876	-35.9%	1.7056	1.0620	27.15%	45.87%	10.48%	15.47%	29.41%
Gillam Township	48.2	47.7	-1.1%	857,680	483,792	-43.6%	1.7798	1.0150	30.47%	50.09%	10.48%	15.47%	29.41%
Hanging Grove Township	31.4	32.7	4.2%	547,985	359,509	-34.4%	1.7445	1.0984	26.92%	46.30%	10.48%	15.47%	29.41%
Jordan Township	36.1	36.5	1.1%	629,435	401,292	-36.2%	1.7433	1.0990	26.92%	46.25%	10.48%	15.47%	29.41%
Kankakee Township	472.1	853.4	80.8%	8,628,412	9,570,734	10.9%	1.8276	1.1215	24.60%	43.49%	10.48%	15.47%	29.41%
Keener Township	304.4	239.5	-21.3%	5,676,842	2,796,291	-50.7%	1.8648	1.1675	24.31%	43.56%	10.48%	15.47%	29.41%
Demotte Corp (Keener)	156.4	136.9	-12.4%	3,727,086	2,355,053	-36.8%	2.3837	1.7197	22.26%	47.03%	10.48%	15.47%	29.41%
Marion Township	104.8	88.9	-15.2%	1,838,864	998,398	-45.7%	1.7543	1.1229	26.68%	45.89%	10.48%	15.47%	29.41%
Rensselaer Corp (Marion)	229.2	198.1	-13.6%	5,147,357	3,433,084	-33.3%	2.2454	1.7333	24.80%	50.81%	10.48%	15.47%	29.41%
Milroy Township	25.2	22.8	-9.7%	426,079	238,443	-44.0%	1.6905	1.0474	27.20%	45.55%	10.48%	15.47%	29.41%
Newton Township	67.8	63.7	-6.1%	1,168,251	690,159	-40.9%	1.7229	1.0834	27.03%	46.01%	10.48%	15.47%	29.41%
Union Township North	65.3	52.8	-19.1%	1,191,685	592,697	-50.3%	1.8263	1.1222	24.63%	43.54%	10.48%	15.47%	29.41%
Union Township South	50.1	53.8	7.4%	852,696	570,061	-33.1%	1.7023	1.0601	27.16%	45.78%	10.48%	15.47%	29.41%
Walker Township	178.0	156.0	-12.3%	3,331,316	1,824,242	-45.2%	1.8720	1.1692	24.13%	43.25%	10.48%	15.47%	29.41%
Wheatfield Township	151.1	130.1	-13.9%	2,808,360	1,504,814	-46.4%	1.8584	1.1571	24.31%	43.43%	10.48%	15.47%	29.41%
Wheatfield Corp (Wheatfield)	23.2	19.8	-14.6%	532,632	327,705	-38.5%	2.2950	1.6537	23.13%	48.13%	10.48%	15.47%	29.41%
County Totals/Averages	**2,165.9**	**2,356.2**	**8.8%**	**42,253,369**	**28,966,569**	**-31.4%**	**1.9502**	**1.2494**	**25.17%**	**45.63%**	**10.48%**	**15.47%**	**29.41%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Jasper County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Jasper County	6,050,272	0	0	0	727	727
Barkley Township	11,220	0	0	0	0	0
Carpenter Township	80,737	0	0	0	0	0
Gillam Township	36,969	0	0	0	0	0
Hanging Grove Township	16,358	0	0	0	0	0
Jordan Township	18,465	0	0	0	0	0
Kankakee Township	59,193	0	0	0	0	0
Keener Township	215,507	0	0	0	109	109
Marion Township	89,066	0	0	0	8	8
Milroy Township	0	0	0	0	0	0
Newton Township	22,476	0	0	0	0	0
Union Township	13,266	0	0	0	0	0
Walker Township	91,436	0	0	0	0	0
Wheatfield Township	64,756	0	0	0	0	0
Rensselaer Civil City	1,308,364	0	0	0	315	315
Demotte Civil Town	755,663	0	0	0	466	466
Remington Civil Town	250,475	0	0	0	0	0
Wheatfield Civil Town	101,622	0	0	0	0	0
Kankakee Valley School Corporation	8,795,840	0	0	0	1,358	1,358
Rensselaer Central School Corporation	3,684,986	0	0	0	318	318
West Central School Corporation	256,771	0	0	0	0	0
Tri County School Corporation	1,107,868	0	0	0	0	0
Remington Public Library	69,971	0	0	0	0	0
Jasper County Public Library	1,425,751	0	0	0	185	185
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Remington Redevelopment Commission	0	0	0	0	0	0
Rensselear Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**24,527,032**	**0**	**0**	**0**	**3,486**	**3,486**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

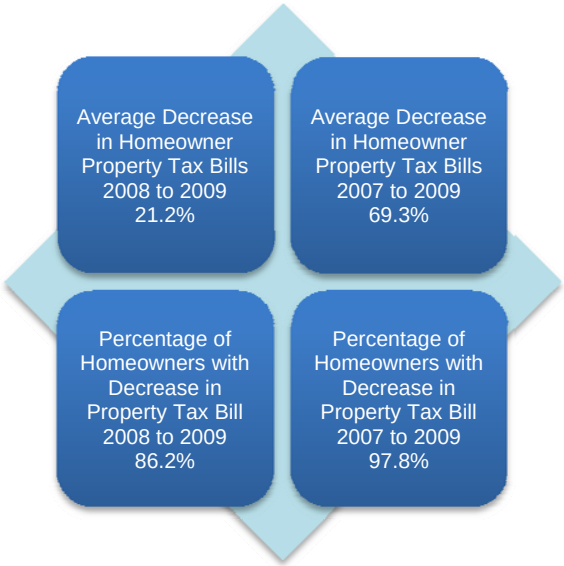
2009 JAY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Jay County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	181	3.2%	28	0.5%
10% to 19%	100	1.8%	8	0.1%
1% to 9%	408	7.3%	4	0.1%
0%	79	1.4%	82	1.5%
-1% to -9%	698	12.5%	19	0.3%
-10% to -19%	1,032	18.5%	21	0.4%
-20% to -29%	960	17.2%	52	0.9%
-30% to -39%	561	10.1%	106	1.9%
-40% to -49%	379	6.8%	237	4.3%
-50% to -59%	304	5.5%	471	8.4%
-60% to -69%	288	5.2%	721	12.9%
-70% to -79%	111	2.0%	2,187	39.2%
-80% to -89%	74	1.3%	1,059	19.0%
-90% to -99%	40	0.7%	217	3.9%
-100%	361	6.5%	364	6.5%
Total	5,576	100.0%	5,576	100.0%
Higher Tax Bill	689	12.4%	40	0.7%
No Change	79	1.4%	82	1.5%
Lower Tax Bill	4,808	86.2%	5,454	97.8%
Average Change in Tax Bill	-21.2%		-69.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Jay County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-6.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-22.3%	-30.6%
State PTRC Percentage, 2008	22.9%	20.1%
Total State Homestead Credit, 2008	41.0%	39.5%
Total State Homestead Credit, 2009	19.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Jay County decreased by 21.2%. Jay County saw a smaller-than-average decrease in assessed value in 2009, resulting in a larger-than-average reduction in tax rates. Jay County adopted a local option income tax for property tax relief in 2008, and it continued to reduce homeowner tax bills in 2009. This caused homeowner tax bills to drop substantially. Few elderly Jay County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Jay County, as they were in most Indiana counties.

2009 Property Tax Changes:

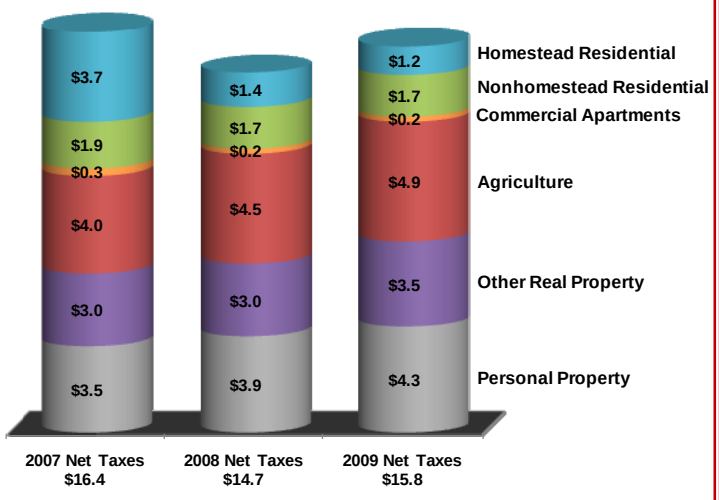
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Jay County
(In Millions)



In Jay County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 4% increase in average property tax bills. Average tax bills on commercial apartments also increased 9%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 8.9% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 16.7%. Personal property, which is largely business equipment, saw a 10.3% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Jay County $4.022

Percentage share of circuit breaker tax cap credits by cap category…

Jay County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$22,518,943***	***$23,128,397***	***$17,643,913***	***2.7%***	***-23.7%***	***8.6%***
State Unit	18,135	19,824	0	9.3%	-100.0%	
Jay County	5,472,298	5,405,353	4,136,614	-1.2%	-23.5%	-5.6%
Bearcreek Township	33,419	33,462	33,619	0.1%	0.5%	0.5%
Greene Township	19,781	18,843	16,733	-4.7%	-11.2%	-11.2%
Jackson Township	21,487	17,764	19,462	-17.3%	9.6%	9.6%
Jefferson Township	13,430	13,490	13,535	0.4%	0.3%	0.3%
Knox Township	10,144	10,082	7,220	-0.6%	-28.4%	-28.4%
Madison Township	15,696	16,086	15,898	2.5%	-1.2%	-1.2%
Noble Township	17,766	17,555	17,623	-1.2%	0.4%	0.4%
Penn Township	34,735	34,927	35,054	0.6%	0.4%	0.4%
Pike Township	16,159	16,289	22,334	0.8%	37.1%	37.1%
Richland Township	73,843	73,182	0	-0.9%	-100.0%	-100.0%
Wabash Township	16,100	15,971	16,077	-0.8%	0.7%	0.7%
Wayne Township	101,232	100,049	100,492	-1.2%	0.4%	0.4%
Portland Civil City	2,575,511	2,570,552	2,497,277	-0.2%	-2.9%	0.6%
Dunkirk Civil City	783,451	795,776	788,488	1.6%	-0.9%	0.3%
Bryant Civil Town	17,797	17,987	18,018	1.1%	0.2%	0.2%
Pennville Civil Town	69,557	70,570	45,250	1.5%	-35.9%	-35.9%
Redkey Civil Town	172,632	180,254	177,882	4.4%	-1.3%	-1.3%
Salamonia Civil Town	4,590	4,589	4,410	0.0%	-3.9%	-3.9%
Jay County School Corporation	12,289,625	12,951,701	8,919,766	5.4%	-31.1%	23.8%
Dunkirk Public Library	98,179	97,284	98,617	-0.9%	1.4%	1.4%
Penn Township Public Library	13,555	13,586	13,586	0.2%	0.0%	0.0%
Jay County Public Library	629,821	633,221	645,958	0.5%	2.0%	2.0%
Jay County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Jay County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Penn Township	29.2	27.7	-5.0%	688,263	518,360	-24.7%	2.2651	1.8694	23.93%	38.66%	19.31%	37.32%	54.33%
Pennville Town	8.5	7.0	-18.2%	269,713	173,883	-35.5%	3.1638	2.4945	22.44%	43.73%	19.31%	37.32%	54.33%
Dunkirk City	58.7	56.6	-3.6%	2,231,227	1,866,902	-16.3%	3.7984	3.2979	21.82%	46.42%	19.31%	37.32%	54.33%
Bearcreek Township	45.5	42.1	-7.5%	1,083,428	798,813	-26.3%	2.3814	1.8977	23.71%	38.42%	19.31%	37.32%	54.33%
Bryant Town	3.9	3.5	-11.7%	110,710	82,967	-25.1%	2.8097	2.3852	22.89%	41.60%	19.31%	37.32%	54.33%
Greene Township	60.5	56.7	-6.4%	1,415,117	1,049,423	-25.8%	2.3373	1.8514	23.84%	38.10%	19.31%	37.32%	54.33%
Jackson Township	39.1	36.4	-6.9%	922,117	683,256	-25.9%	2.3570	1.8750	23.79%	38.26%	19.31%	37.32%	54.33%
Jefferson Township	39.4	39.6	0.4%	925,325	735,265	-20.5%	2.3458	1.8564	23.82%	38.18%	19.31%	37.32%	54.33%
Knox Township	30.5	28.1	-7.7%	714,183	519,471	-27.3%	2.3447	1.8473	23.82%	38.16%	19.31%	37.32%	54.33%
Madison Township	30.9	30.4	-1.6%	729,407	569,059	-22.0%	2.3619	1.8723	23.62%	37.88%	19.31%	37.32%	54.33%
Salamonia Town	2.9	2.5	-13.3%	72,968	51,255	-29.8%	2.4870	2.0142	23.59%	39.60%	19.31%	37.32%	54.33%
Noble Township	44.9	44.1	-1.8%	1,055,099	821,132	-22.2%	2.3507	1.8624	23.78%	38.15%	19.31%	37.32%	54.33%
Pike Township	37.6	34.5	-8.2%	885,949	651,520	-26.5%	2.3549	1.8862	23.81%	38.29%	19.31%	37.32%	54.33%
Richland Township	43.9	40.5	-7.8%	1,047,981	737,437	-29.6%	2.3876	1.8216	23.69%	38.46%	19.31%	37.32%	54.33%
Redkey Town	15.8	13.5	-14.8%	554,569	428,649	-22.7%	3.5035	3.1776	21.63%	44.08%	19.31%	37.32%	54.33%
Wabash Township	27.9	26.0	-6.9%	660,530	489,045	-26.0%	2.3689	1.8835	23.73%	38.30%	19.31%	37.32%	54.33%
Wayne Township	77.6	68.5	-11.8%	1,851,453	1,304,262	-29.6%	2.3848	1.9054	23.70%	38.45%	19.31%	37.32%	54.33%
Portland City	216.6	204.6	-5.5%	7,625,830	6,270,773	-17.8%	3.5213	3.0653	21.53%	43.92%	19.31%	37.32%	54.33%
County Totals/Averages	**813.6**	**762.3**	**-6.3%**	**22,843,871**	**17,751,472**	**-22.3%**	**2.8000**	**2.3306**	**22.87%**	**41.00%**	**19.31%**	**37.32%**	**54.33%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Jay County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Jay County	4,136,614	0	591	0	126	717
Bearcreek Township	33,619	0	0	0	0	0
Greene Township	16,733	0	0	0	0	0
Jackson Township	19,462	0	0	0	0	0
Jefferson Township	13,535	0	0	0	0	0
Knox Township	7,220	0	0	0	1	1
Madison Township	15,898	0	0	0	0	0
Noble Township	17,623	0	0	0	0	0
Penn Township	35,054	0	0	0	0	0
Pike Township	22,334	0	0	0	0	0
Richland Township	0	0	0	0	0	0
Wabash Township	16,077	0	0	0	0	0
Wayne Township	100,492	0	20	0	3	22
Portland Civil City	2,497,277	0	1,116	0	159	1,275
Dunkirk Civil City	788,488	0	166	0	62	228
Bryant Civil Town	18,018	0	0	0	0	0
Pennville Civil Town	45,250	0	0	0	1	1
Redkey Civil Town	177,882	0	67	0	26	92
Salamonia Civil Town	4,410	0	0	0	0	0
Jay County School Corporation	8,919,766	0	1,274	0	271	1,545
Dunkirk Public Library	98,617	0	21	0	8	29
Penn Township Public Library	13,586	0	0	0	0	0
Jay County Public Library	645,958	0	93	0	18	111
Mideast Indiana Solid Waste Management District	0	0	0	0	0	0
Jay County Solid Waste District	0	0	0	0	0	0
Total - All Taxing Units	**17,643,913**	**0**	**3,348**	**0**	**674**	**4,022**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

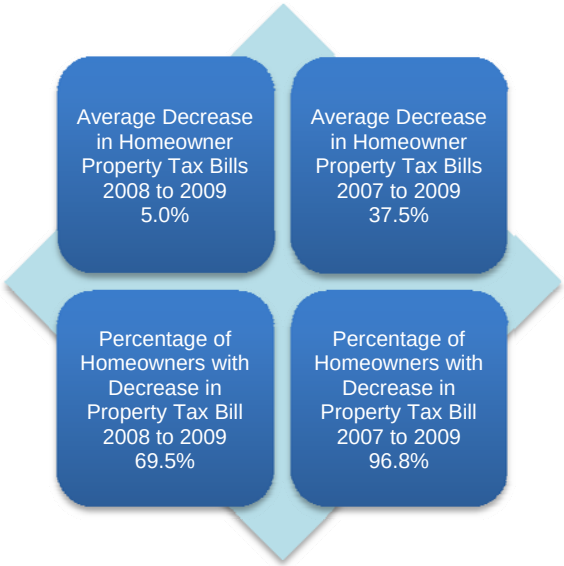
2009 JEFFERSON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Jefferson County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	240	2.8%	111	1.3%
10% to 19%	472	5.6%	32	0.4%
1% to 9%	1,777	21.1%	53	0.6%
0%	81	1.0%	73	0.9%
-1% to -9%	1,071	12.7%	96	1.1%
-10% to -19%	2,015	23.9%	221	2.6%
-20% to -29%	1,195	14.2%	1,023	12.1%
-30% to -39%	675	8.0%	2,313	27.5%
-40% to -49%	223	2.6%	2,270	26.9%
-50% to -59%	122	1.4%	1,233	14.6%
-60% to -69%	114	1.4%	363	4.3%
-70% to -79%	108	1.3%	164	1.9%
-80% to -89%	60	0.7%	161	1.9%
-90% to -99%	63	0.7%	93	1.1%
-100%	210	2.5%	220	2.6%
Total	8,426	100.0%	8,426	100.0%
Higher Tax Bill	2,489	29.5%	196	2.3%
No Change	81	1.0%	73	0.9%
Lower Tax Bill	5,856	69.5%	8,157	96.8%
Average Change in Tax Bill	-5.0%		-37.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Jefferson County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-34.1%	-30.6%
State PTRC Percentage, 2008	20.4%	20.1%
Total State Homestead Credit, 2008	43.0%	39.5%
Total State Homestead Credit, 2009	7.8%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Jefferson County decreased by 5.0%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Jefferson County did not adopt a local option income tax for property tax relief, and only a few elderly Jefferson County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Jefferson County, as they were in almost all Indiana counties.

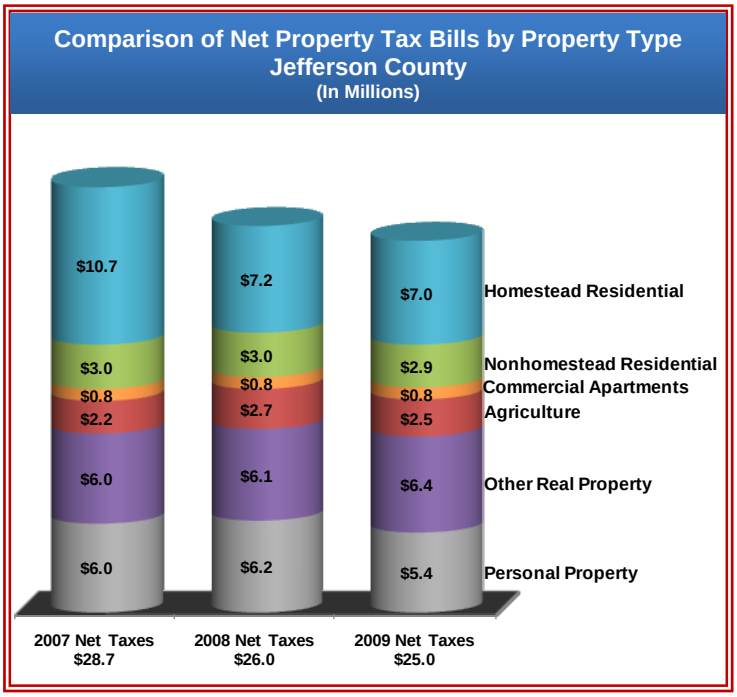
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

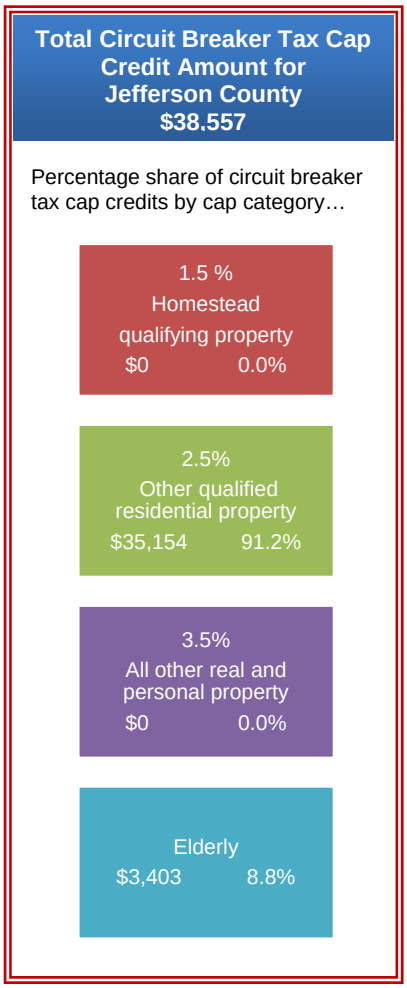


In Jefferson County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3.3% decline in average property tax bills. There was no significant decline in average tax bills on commercial apartments. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.4% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 4.9%. Personal property, which is largely business equipment, saw a 12.9% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Jefferson County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$35,678,609***	***$36,952,691***	***$24,413,782***	***3.6%***	***-33.9%***	***-2.7%***
State Unit	30,890	32,108	0	3.9%	-100.0%	
Jefferson County	9,700,756	9,347,320	6,425,847	-3.6%	-31.3%	-0.1%
Graham Township	16,958	18,579	24,313	9.6%	30.9%	30.9%
Hanover Township	47,735	59,920	62,616	25.5%	4.5%	4.5%
Lancaster Township	25,638	27,032	28,274	5.4%	4.6%	4.6%
Madison Township	189,689	237,472	247,383	25.2%	4.2%	4.2%
Milton Township	14,375	15,570	16,204	8.3%	4.1%	4.1%
Monroe Township	14,632	14,986	13,173	2.4%	-12.1%	-12.1%
Republican Township	33,971	36,170	34,928	6.5%	-3.4%	-3.4%
Saluda Township	33,004	36,008	36,797	9.1%	2.2%	2.2%
Shelby Township	21,831	23,323	24,269	6.8%	4.1%	4.1%
Smyrna Township	29,493	30,598	30,263	3.7%	-1.1%	-1.1%
Madison Civil City	5,072,143	5,330,732	5,176,552	5.1%	-2.9%	0.3%
Brooksburg Civil Town	2,147	2,226	2,315	3.7%	4.0%	4.0%
Dupont Civil Town	0	0	0	0.0%	0.0%	0.0%
Hanover Civil Town	166,329	178,697	189,440	7.4%	6.0%	6.0%
Madison Consolidated School Corporation	14,980,483	16,014,612	8,296,134	6.9%	-48.2%	-9.1%
Southwestern Jefferson Consolidated Schools	4,139,737	4,373,020	2,698,034	5.6%	-38.3%	7.4%
Jefferson County Public Library	906,107	923,093	958,777	1.9%	3.9%	3.9%
Southeastern Indiana Solid Waste Mgt. District	137,718	143,146	148,463	3.9%	3.7%	3.7%
Madison City Redevelopment Commission	114,973	108,079	0	-6.0%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Jefferson County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Graham Township	55.0	46.6	-15.2%	1,288,131	766,972	-40.5%	2.3433	1.6445	21.04%	40.12%	7.78%	0.00%	0.00%
Hanover Township	77.9	63.2	-18.8%	1,821,040	1,174,037	-35.5%	2.3390	1.8569	21.78%	43.19%	7.78%	0.00%	0.00%
Hanover Town	72.4	63.4	-12.4%	1,854,281	1,346,333	-27.4%	2.5620	2.1234	21.14%	44.19%	7.78%	0.00%	0.00%
Lancaster Township	40.9	34.6	-15.4%	968,128	576,449	-40.5%	2.3685	1.6662	20.96%	40.27%	7.78%	0.00%	0.00%
Dupont Town	7.1	5.4	-23.1%	166,387	89,536	-46.2%	2.3507	1.6442	21.01%	40.16%	7.78%	0.00%	0.00%
Madison Township	233.7	195.3	-16.4%	5,523,660	3,242,146	-41.3%	2.3639	1.6601	20.88%	40.01%	7.78%	0.00%	0.00%
Madison City	634.2	547.5	-13.7%	20,190,220	14,001,354	-30.7%	3.1834	2.5574	19.53%	44.57%	7.78%	0.00%	0.00%
Milton Township	26.9	22.3	-16.8%	635,495	371,112	-41.6%	2.3662	1.6618	20.99%	40.31%	7.78%	0.00%	0.00%
Brooksburg Town	1.2	0.9	-26.1%	29,574	16,292	-44.9%	2.5291	1.8845	20.68%	41.54%	7.78%	0.00%	0.00%
Monroe Township	12.8	10.2	-20.5%	310,805	175,123	-43.7%	2.4265	1.7194	20.45%	39.70%	7.78%	0.00%	0.00%
Republican Township	55.5	42.7	-23.1%	1,305,270	799,488	-38.7%	2.3528	1.8743	21.72%	43.20%	7.78%	0.00%	0.00%
Saluda Township	49.3	42.4	-14.0%	1,162,854	796,627	-31.5%	2.3607	1.8806	21.85%	43.65%	7.78%	0.00%	0.00%
Shelby Township	35.9	29.3	-18.4%	853,285	491,525	-42.4%	2.3744	1.6752	20.86%	40.09%	7.78%	0.00%	0.00%
Smyrna Township	35.3	27.2	-22.9%	837,004	517,412	-38.2%	2.3744	1.9029	21.68%	43.38%	7.78%	0.00%	0.00%
County Totals/Averages	**1,337.8**	**1,131.0**	**-15.5%**	**36,946,132**	**24,364,404**	**-34.1%**	**2.7622**	**2.1542**	**20.38%**	**43.03%**	**7.78%**	**0.00%**	**0.00%**

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.

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The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Jefferson County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Jefferson County	6,425,847	0	7,793	0	893	8,687
Graham Township	24,313	0	0	0	0	0
Hanover Township	62,616	0	0	0	21	21
Lancaster Township	28,274	0	0	0	0	0
Madison Township	247,383	0	290	0	44	334
Milton Township	16,204	0	0	0	0	0
Monroe Township	13,173	0	0	0	0	0
Republican Township	34,928	0	0	0	0	0
Saluda Township	36,797	0	0	0	0	0
Shelby Township	24,269	0	0	0	0	0
Smyrna Township	30,263	0	0	0	0	0
Madison Civil City	5,176,552	0	12,973	0	683	13,655
Brooksburg Civil Town	2,315	0	0	0	0	0
Dupont Civil Town	0	0	0	0	0	0
Hanover Civil Town	189,440	0	0	0	62	62
Madison Consolidated School Corporation	8,296,134	0	12,756	0	1,072	13,828
Southwestern Jefferson Consolidated School	2,698,034	0	0	0	474	474
Jefferson County Public Library	958,777	0	1,163	0	133	1,296
Southeastern Indiana Solid Waste Management	148,463	0	180	0	21	201
Madison City Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**24,413,782**	**0**	**35,154**	**0**	**3,403**	**38,557**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

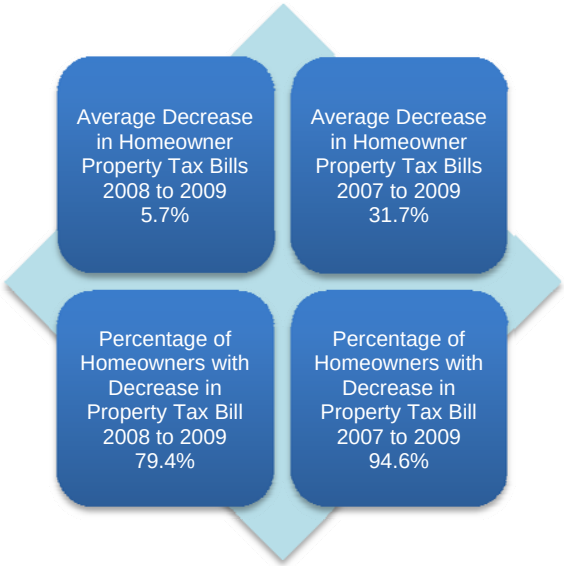
2009 JENNINGS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Jennings County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	347	4.8%	159	2.2%
10% to 19%	297	4.1%	36	0.5%
1% to 9%	694	9.7%	69	1.0%
0%	139	1.9%	120	1.7%
-1% to -9%	1,984	27.7%	126	1.8%
-10% to -19%	1,602	22.3%	495	6.9%
-20% to -29%	928	12.9%	1,444	20.1%
-30% to -39%	386	5.4%	1,796	25.0%
-40% to -49%	150	2.1%	1,488	20.7%
-50% to -59%	108	1.5%	653	9.1%
-60% to -69%	102	1.4%	184	2.6%
-70% to -79%	79	1.1%	138	1.9%
-80% to -89%	44	0.6%	106	1.5%
-90% to -99%	41	0.6%	65	0.9%
-100%	271	3.8%	293	4.1%
Total	7,172	100.0%	7,172	100.0%
Higher Tax Bill	1,338	18.7%	264	3.7%
No Change	139	1.9%	120	1.7%
Lower Tax Bill	5,695	79.4%	6,788	94.6%
Average Change in Tax Bill	-5.7%		-31.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Jennings County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-28.8%	-30.6%
State PTRC Percentage, 2008	20.2%	20.1%
Total State Homestead Credit, 2008	42.3%	39.5%
Total State Homestead Credit, 2009	8.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Jennings County decreased by 5.7%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Jennings County did not adopt a local option income tax for property tax relief, and few Jennings County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Jennings County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

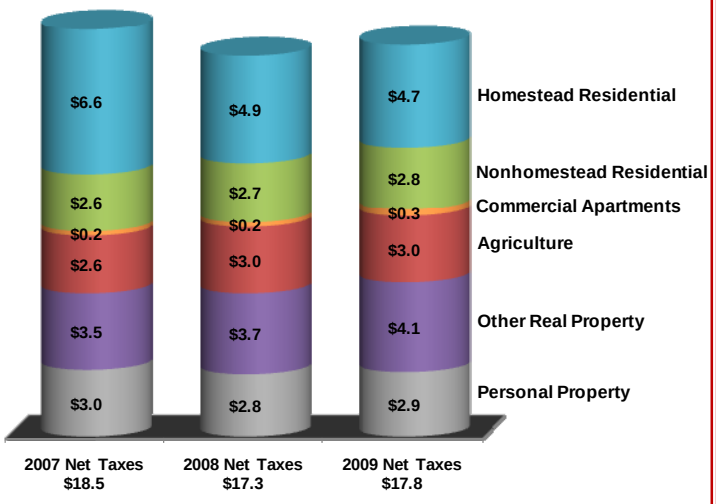
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Jennings County
(In Millions)



In Jennings County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3.7% increase in average property tax bills. Average tax bills on commercial apartments increased 50.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) did not significantly change. Other commercial, industrial, and utility real property average tax bills increased 10.8%. Personal property, which is largely business equipment, saw a 3.6% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. As a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners received credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners received credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Jennings County
$178,842

Percentage share of circuit breaker tax cap credits by cap category…

Jennings County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$22,533,152***	***$22,907,138***	***$16,287,337***	***1.7%***	***-28.9%***	***0.2%***
State Unit	20,097	21,519	0	7.1%	-100.0%	
Jennings County	5,390,016	5,181,652	4,311,373	-3.9%	-16.8%	3.5%
Bigger Township	15,592	16,089	17,155	3.2%	6.6%	6.6%
Campbell Township	23,000	23,616	24,331	2.7%	3.0%	3.0%
Center Township	79,232	80,886	87,350	2.1%	8.0%	8.0%
Columbia Township	12,051	12,957	13,232	7.5%	2.1%	2.1%
Geneva Township	79,081	79,155	77,622	0.1%	-1.9%	-1.9%
Lovett Township	12,285	12,841	13,509	4.5%	5.2%	5.2%
Marion Township	15,203	16,048	16,925	5.6%	5.5%	5.5%
Montgomery Township	18,486	18,818	18,974	1.8%	0.8%	0.8%
Sand Creek Township	17,126	27,684	27,885	61.6%	0.7%	0.7%
Spencer Township	27,019	26,870	26,074	-0.6%	-3.0%	-3.0%
Vernon Township	0	36,191	49,024		35.5%	35.5%
North Vernon Civil City	2,159,255	2,137,030	2,341,219	-1.0%	9.6%	11.7%
Vernon Civil Town	20,192	20,041	21,398	-0.7%	6.8%	6.8%
Jennings County School Corporation	14,176,320	14,638,459	8,749,952	3.3%	-40.2%	-3.6%
Jennings County Public Library	280,512	365,827	378,578	30.4%	3.5%	3.5%
Southeastern Indiana Solid Waste Mgt. District	104,669	108,493	112,736	3.7%	3.9%	3.9%
North Vernon Redevelopment Commission	83,016	82,962	0	-0.1%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Jennings County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bigger Township	24.0	21.4	-10.8%	560,171	398,331	-28.9%	2.3328	1.8597	20.79%	41.96%	8.52%	0.00%	0.00%
Campbell Township	32.0	26.6	-17.0%	748,719	496,761	-33.7%	2.3396	1.8707	20.67%	41.74%	8.52%	0.00%	0.00%
Center Township	83.1	67.1	-19.3%	1,922,815	1,236,128	-35.7%	2.3143	1.8427	20.54%	41.07%	8.52%	0.00%	0.00%
North Vernon City	237.4	216.6	-8.8%	7,621,909	6,242,968	-18.1%	3.2110	2.8823	19.16%	45.59%	8.52%	0.00%	0.00%
Columbia Township	38.0	33.7	-11.2%	873,849	613,497	-29.8%	2.2999	1.8184	20.82%	41.62%	8.52%	0.00%	0.00%
Geneva Township	138.6	110.6	-20.2%	3,204,425	2,028,185	-36.7%	2.3116	1.8343	20.64%	41.32%	8.52%	0.00%	0.00%
Lovett Township	38.0	33.2	-12.5%	873,662	604,710	-30.8%	2.2996	1.8199	20.78%	41.51%	8.52%	0.00%	0.00%
Marion Township	37.5	31.8	-15.1%	865,624	583,143	-32.6%	2.3086	1.8322	20.80%	41.67%	8.52%	0.00%	0.00%
Montgomery Township	30.0	23.4	-21.9%	697,754	435,290	-37.6%	2.3286	1.8602	20.66%	41.56%	8.52%	0.00%	0.00%
Sand Creek Township	36.5	32.1	-12.0%	854,161	599,045	-29.9%	2.3417	1.8661	20.36%	40.96%	8.52%	0.00%	0.00%
Spencer Township	85.0	70.3	-17.3%	1,953,502	1,277,102	-34.6%	2.2974	1.8163	20.69%	41.25%	8.52%	0.00%	0.00%
Vernon Township	74.4	58.8	-20.9%	1,718,659	1,093,304	-36.4%	2.3112	1.8593	20.40%	40.67%	8.52%	0.00%	0.00%
Vernon Town	8.0	6.1	-24.4%	204,258	131,430	-35.7%	2.5459	2.1664	20.42%	43.40%	8.52%	0.00%	0.00%
Hidden Valley	34.2	30.1	-12.0%	790,666	552,101	-30.2%	2.3116	1.8343	20.64%	41.32%	8.52%	0.00%	0.00%
County Totals/Averages	**896.6**	**761.8**	**-15.0%**	**22,890,174**	**16,291,995**	**-28.8%**	**2.5548**	**2.1382**	**20.18%**	**42.32%**	**8.52%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Jennings County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Jennings County	4,311,373	179	34,036	0	1,060	35,275
Bigger Township	17,155	0	0	0	0	0
Campbell Township	24,331	0	0	0	0	0
Center Township	87,350	7	1,243	0	34	1,284
Columbia Township	13,232	0	0	0	0	0
Geneva Township	77,622	3	0	0	4	7
Lovett Township	13,509	2	0	0	15	17
Marion Township	16,925	0	0	0	0	0
Montgomery Township	18,974	0	0	0	0	0
Sand Creek Township	27,885	0	0	0	0	0
Spencer Township	26,074	0	0	0	2	2
Vernon Township	49,024	0	0	0	0	0
North Vernon Civil City	2,341,219	174	65,096	0	1,365	66,635
Vernon Civil Town	21,398	0	0	0	0	0
Jennings County School Corporation	8,749,952	364	69,088	0	2,151	71,603
Jennings County Public Library	378,578	16	2,989	0	93	3,098
Southeastern Indiana Solid Waste Management	112,736	5	889	0	28	922
North Vernon Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**16,287,337**	**749**	**173,341**	**0**	**4,752**	**178,842**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% tax cap category, plus land and other structures included in the 3.5% category. Mobile homes are included in this category.

Other Residential/Farmland includes small rentals, larger commercial apartments, and long-term care facilities. Most of this property is in the 2.5% tax cap category, though some land and buildings may be in the 3.5% category. It also includes farmland in the 2.5% category and farm buildings in the 3.5% category. Agricultural homesteads are included in the *Homesteads* column.

Other Real and Personal Property is commercial, industrial, and utility land and buildings in the 3.5% category, and business equipment, including agricultural equipment, in the 3.5% tax cap category.

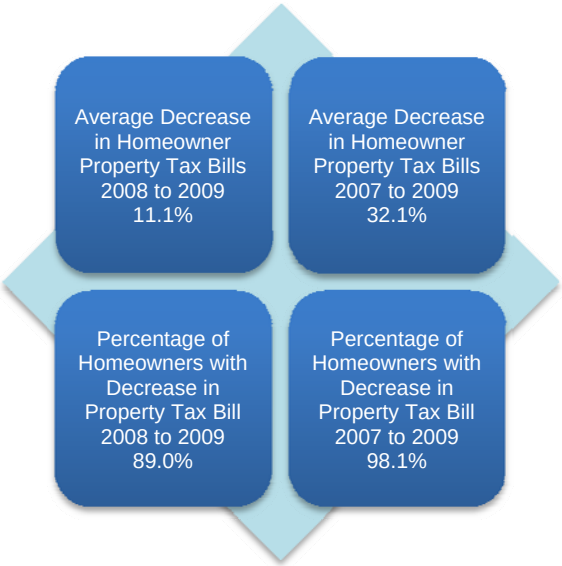
2009 JOHNSON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Johnson County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	363	1.2%	184	0.6%
10% to 19%	480	1.6%	97	0.3%
1% to 9%	2,498	8.1%	259	0.8%
0%	39	0.1%	34	0.1%
-1% to -9%	9,940	32.4%	694	2.3%
-10% to -19%	11,250	36.6%	2,100	6.8%
-20% to -29%	3,565	11.6%	6,290	20.5%
-30% to -39%	1,288	4.2%	13,771	44.8%
-40% to -49%	461	1.5%	4,700	15.3%
-50% to -59%	225	0.7%	1,385	4.5%
-60% to -69%	193	0.6%	476	1.5%
-70% to -79%	125	0.4%	291	0.9%
-80% to -89%	71	0.2%	171	0.6%
-90% to -99%	40	0.1%	76	0.2%
-100%	180	0.6%	190	0.6%
Total	30,718	100.0%	30,718	100.0%
Higher Tax Bill	3,341	10.9%	540	1.8%
No Change	39	0.1%	34	0.1%
Lower Tax Bill	27,338	89.0%	30,144	98.1%
Average Change in Tax Bill	-11.1%		-32.1%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Johnson County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-16.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.1%	-30.6%
State PTRC Percentage, 2008	18.3%	20.1%
Total State Homestead Credit, 2008	30.4%	39.5%
Total State Homestead Credit, 2009	6.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Johnson County decreased by 11.1%. Johnson County homeowners saw a smaller-than-average homestead credit percentage in 2008. The loss of this relatively small amount of property tax relief did not offset the effect of the tax rate decreases due to the levy takeovers, and the added supplemental homestead deduction. Johnson County did not adopt a local option income tax for property tax relief, and few Johnson County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Johnson County, as they were in almost all Indiana counties

2009 Property Tax Changes:

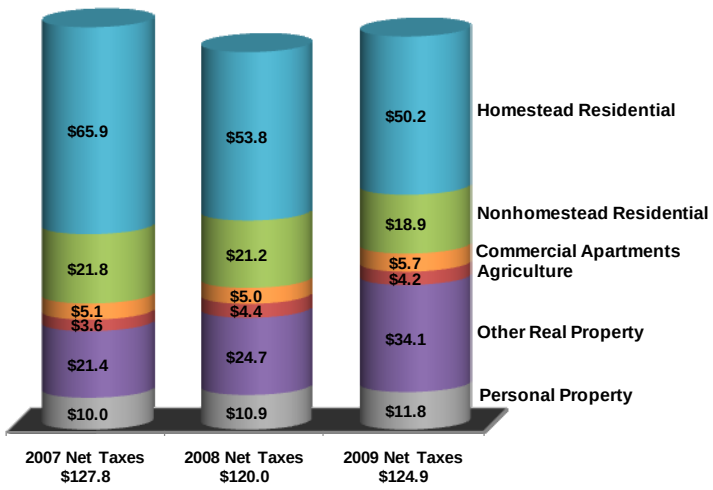
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Johnson County
(In Millions)



Note: 2009 billing data adjusted for circuit breaker corrections

In Johnson County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 10.8% decline in average property tax bills. Average tax bills on commercial apartments increased 14.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 4.5% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 38.1%. Personal property, which is largely business equipment, saw an 8.3% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Johnson County
$1,921,118

Percentage share of circuit breaker tax cap credits by cap category…

Note: Circuit breaker data adjusted for circuit breaker corrections.

Johnson County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$167,604,125***	***$172,415,216***	***$122,618,876***	***2.9%***	***-28.9%***	***-1.1%***
State Unit	159,386	162,732	0	2.1%	-100.0%	
Johnson County	17,346,469	16,435,890	14,194,327	-5.2%	-13.6%	-1.0%
Blue River Township	53,875	55,253	57,695	2.6%	4.4%	4.4%
Clark Township	51,648	53,291	51,995	3.2%	-2.4%	-2.4%
Franklin Township	162,607	164,920	148,583	1.4%	-9.9%	-9.9%
Hensley Township	9,755	9,915	10,075	1.6%	1.6%	1.6%
Needham Township	18,070	18,640	19,156	3.2%	2.8%	2.8%
Nineveh Township	23,460	23,144	22,326	-1.3%	-3.5%	-3.5%
Pleasant Township	94,443	97,837	202,884	3.6%	107.4%	107.4%
Union Township	0	0	0	0.0%	0.0%	0.0%
White River Township	212,414	220,857	228,397	4.0%	3.4%	3.4%
Franklin Civil City	9,857,911	10,089,358	10,129,355	2.3%	0.4%	3.6%
Greenwood Civil City	11,239,407	10,952,340	11,557,853	-2.6%	5.5%	6.9%
Bargersville Civil Town	490,037	451,282	592,076	-7.9%	31.2%	31.2%
Edinburgh Civil Town	1,840,258	1,871,147	1,735,955	1.7%	-7.2%	-7.2%
New Whiteland Civil Town	645,136	656,412	674,337	1.7%	2.7%	2.7%
Princes Lakes Civil Town	211,690	215,089	252,430	1.6%	17.4%	17.4%
Trafalgar Civil Town	199,211	214,506	221,604	7.7%	3.3%	3.3%
Whiteland Civil Town	399,276	412,022	349,445	3.2%	-15.2%	-15.2%
Clark-Pleasant Community School Corporation	24,848,973	25,491,646	17,993,882	2.6%	-29.4%	2.1%
Center Grove Community School Corporation	37,797,335	39,796,466	21,759,913	5.3%	-45.3%	-1.0%
Edinburgh Community School Corporation	2,877,073	3,053,175	1,639,025	6.1%	-46.3%	2.6%
Franklin Community School Corporation	23,564,293	27,142,178	16,853,089	15.2%	-37.9%	-7.4%
Greenwood Community School Corporation	16,022,694	15,170,453	7,634,527	-5.3%	-49.7%	-5.0%
Nineveh-Hensley-Jackson United School Corp.	6,078,173	6,206,202	2,730,652	2.1%	-56.0%	-24.9%
Edinburgh-Wright-Hageman Public Library	145,794	150,415	131,987	3.2%	-12.3%	-12.3%
Greenwood Public Library	1,363,464	1,180,183	1,301,542	-13.4%	10.3%	10.3%
Johnson County Public Library	4,653,002	4,378,842	3,763,450	-5.9%	-14.1%	-14.1%
White River Township Fire	4,051,042	4,171,628	4,040,282	3.0%	-3.1%	-3.1%
Amity Fire Protection	128,937	132,507	60,077	2.8%	-54.7%	-54.7%
Nineveh Fire Protection District	89,207	87,938	94,547	-1.4%	7.5%	7.5%
Needham Fire Protection District	60,306	63,594	64,807	5.5%	1.9%	1.9%
Bargersville Fire Protection	1,728,548	1,811,335	2,711,374	4.8%	49.7%	49.7%
Whiteland Fire Protection	177,196	365,141	266,932	106.1%	-26.9%	-26.9%
Hensley Fire Protection	193,032	170,389	147,759	-11.7%	-13.3%	-13.3%
Johnson County Solid Waste Mgt. District	365,259	372,927	391,138	2.1%	4.9%	4.9%
Franklin City Redevelopment Commission	216,514	189,298	196,078	-12.6%	3.6%	3.6%
Greenwood Redevelopment Commission	228,230	376,264	389,322	64.9%	3.5%	3.5%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Johnson County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Blue River Twp	23.3	22.6	-3.3%	494,855	334,425	-32.4%	2.1193	1.4812	27.27%	33.59%	6.89%	0.00%	0.00%
Edinburg Town-Edinburg Library	104.2	77.3	-25.8%	4,123,712	2,673,750	-35.2%	3.9588	3.4574	23.23%	45.80%	6.89%	0.00%	0.00%
Blue River Twp-Amity FPD	47.4	39.8	-16.0%	1,058,895	611,776	-42.2%	2.2335	1.5365	26.58%	34.33%	6.89%	0.00%	0.00%
Clark Township	132.2	112.6	-14.9%	3,258,935	2,348,038	-28.0%	2.4648	2.0856	14.53%	26.76%	6.89%	0.00%	0.00%
Clark Township-Needham FPD	26.3	21.5	-18.0%	655,606	457,416	-30.2%	2.4952	2.1233	14.82%	27.68%	6.89%	0.00%	0.00%
Clark Township-Whiteland FPD	12.2	14.6	19.1%	316,835	319,139	0.7%	2.5910	2.1918	14.05%	26.68%	6.89%	0.00%	0.00%
Franklin Township	63.8	52.6	-17.6%	1,614,629	991,396	-38.6%	2.5294	1.8849	16.28%	27.63%	6.89%	0.00%	0.00%
Franklin City-Franklin Twp	679.0	620.7	-8.6%	24,575,551	19,556,787	-20.4%	3.6195	3.1507	15.32%	32.73%	6.89%	0.00%	0.00%
Whiteland Town-Franklin Twp-WF	2.1	1.2	-44.7%	61,336	26,887	-56.2%	2.9054	2.3018	15.61%	29.22%	6.89%	0.00%	0.00%
Franklin Twp-Amity FPD	7.4	6.3	-14.2%	192,635	122,629	-36.3%	2.6056	1.9323	16.17%	28.10%	6.89%	0.00%	0.00%
Franklin Twp-Needham FPD	4.9	4.5	-8.6%	125,485	87,340	-30.4%	2.5357	1.9307	16.45%	28.10%	6.89%	0.00%	0.00%
Franklin Twp-Bargersville FPD	38.6	33.4	-13.3%	1,036,285	753,069	-27.3%	2.6867	2.2517	15.53%	27.33%	6.89%	0.00%	0.00%
Franklin Twp-Whiteland FPD	1.6	1.2	-23.6%	41,065	23,838	-42.0%	2.6315	1.9992	15.63%	27.07%	6.89%	0.00%	0.00%
Hensley Township	199.4	157.6	-21.0%	3,773,101	1,952,557	-48.3%	1.8919	1.2389	23.09%	33.51%	6.89%	0.00%	0.00%
Trafalgar Town-Hensley Twp	40.1	34.5	-14.1%	968,861	647,293	-33.2%	2.4132	1.8777	20.71%	35.46%	6.89%	0.00%	0.00%
Needham Township-Needham FPD	75.5	66.0	-12.6%	1,906,196	1,266,651	-33.6%	2.5255	1.9195	16.46%	28.00%	6.89%	0.00%	0.00%
Franklin City-Needham Twp	192.9	158.1	-18.1%	6,963,885	4,962,840	-28.7%	3.6093	3.1395	15.32%	32.68%	6.89%	0.00%	0.00%
Needham Township-Amity FPD	47.5	38.3	-19.3%	1,233,300	736,712	-40.3%	2.5954	1.9211	16.18%	28.01%	6.89%	0.00%	0.00%
Nineveh Township-Nineveh FPD	117.0	95.5	-18.3%	2,204,241	1,196,181	-45.7%	1.8846	1.2519	23.12%	33.44%	6.89%	0.00%	0.00%
Princes Lakes Town-Nineveh FPD	62.9	49.9	-20.7%	1,392,155	869,618	-37.5%	2.2147	1.7435	22.42%	37.28%	6.89%	0.00%	0.00%
Trafalgar Town-Nineveh Twp	1.0	0.5	-44.7%	23,280	10,040	-56.9%	2.4214	1.8883	20.67%	35.47%	6.89%	0.00%	0.00%
Pleasant Twp-CP School	25.1	22.1	-11.9%	626,385	469,968	-25.0%	2.4964	2.1262	14.63%	27.26%	6.89%	0.00%	0.00%
Pleasant Twp-Greenwood School	6.6	6.4	-3.7%	120,358	80,331	-33.3%	1.8126	1.2563	24.03%	33.47%	6.89%	0.00%	0.00%
Grnwd City-Pleas Twp-CP School	397.5	344.7	-13.3%	11,869,641	9,424,804	-20.6%	2.9864	2.7342	13.90%	28.98%	6.89%	0.00%	0.00%
Grnwd City-Pleas Twp-Grnwd School	892.5	784.2	-12.1%	20,550,030	14,619,441	-28.9%	2.3026	1.8643	21.09%	34.40%	6.89%	0.00%	0.00%
New Whiteland Town	127.5	100.4	-21.3%	3,755,534	2,735,394	-27.2%	2.9459	2.7251	15.19%	31.73%	6.89%	0.00%	0.00%
Whiteland Town-Pleas Twp-Whiteland FP	148.3	114.3	-22.9%	4,242,295	2,851,873	-32.8%	2.8603	2.4948	14.15%	28.79%	6.89%	0.00%	0.00%
Franklin City-Pleasant Twp	25.9	20.1	-22.2%	924,715	672,697	-27.3%	3.5744	3.3437	14.16%	32.38%	6.89%	0.00%	0.00%
Grnwd City-Pleas Twp-CP School	236.8	232.2	-1.9%	7,047,890	6,279,729	-10.9%	2.9768	2.7043	13.91%	28.95%	6.89%	0.00%	0.00%
Pleasant Twp-CP School-Grnwd Library	3.3	3.0	-8.2%	82,962	65,538	-21.0%	2.5060	2.1561	14.61%	27.30%	6.89%	0.00%	0.00%
Pleasant Twp-Grnwd School-Grnw Lib	3.7	3.8	3.8%	66,832	48,969	-26.7%	1.8222	1.2862	23.96%	33.50%	6.89%	0.00%	0.00%
Pleasant Twp-Whiteland FPD	70.1	60.3	-14.0%	1,812,860	1,321,350	-27.1%	2.5864	2.1922	14.03%	26.61%	6.89%	0.00%	0.00%
Union Township	23.4	21.5	-8.2%	590,505	409,706	-30.6%	2.5231	1.9072	16.20%	27.39%	6.89%	0.00%	0.00%
Bargersville Town-Union Twp-BF	25.6	21.5	-16.0%	820,717	670,913	-18.3%	3.2110	3.1249	15.05%	29.92%	6.89%	0.00%	0.00%
Union Township-BFPD	97.4	85.1	-12.6%	2,600,442	1,900,644	-26.9%	2.6706	2.2332	15.52%	27.16%	6.89%	0.00%	0.00%
White River Twp-BFPD	640.1	504.6	-21.2%	13,234,110	9,014,110	-31.9%	2.0675	1.7864	20.85%	28.49%	6.89%	0.00%	0.00%
White River Twp-White River FP	1429.2	1056.3	-26.1%	29,896,091	17,759,923	-40.6%	2.0918	1.6813	20.58%	28.23%	6.89%	0.00%	0.00%
Bargersville Town-White River Twp	57.9	44.9	-22.5%	1,511,257	1,203,237	-20.4%	2.6079	2.6781	19.17%	31.77%	6.89%	0.00%	0.00%
Grnwd City-White River Twp-Cnty	149.6	127.2	-15.0%	3,593,774	2,601,528	-27.6%	2.4027	2.0460	19.83%	31.01%	6.89%	0.00%	0.00%
Grnwd City-WR Twp-CG Sch-Co Library	346.7	354.9	2.4%	8,414,350	7,312,041	-13.1%	2.4269	2.0604	18.84%	28.88%	6.89%	0.00%	0.00%
Gwd City-Pleas Twp-Gwd Sch-Co Lib	134.2	96.9	-27.8%	3,077,899	1,777,199	-42.3%	2.2930	1.8344	21.13%	34.38%	6.89%	0.00%	0.00%
Grnwd City-Wr Twp-Grnwd Sch-Co Lib	37.4	26.9	-28.0%	859,061	493,725	-42.5%	2.2978	1.8353	21.12%	34.41%	6.89%	0.00%	0.00%
Hensley FPD-Franklin Twp	15.6	13.2	-15.3%	396,814	254,775	-35.8%	2.5392	1.9257	16.21%	27.57%	6.89%	0.00%	0.00%
Edinburg Tn.-Blue River Twp-Co Lib	0.3	0.3	3.5%	10,233	9,230	-9.8%	3.8958	3.3949	23.41%	45.87%	6.89%	0.00%	0.00%
Gwd City-Cp-Clark Twp-Co Library	10.6	11.1	5.1%	313,074	298,109	-4.8%	2.9654	2.6860	13.92%	28.88%	6.89%	0.00%	0.00%
Whiteland Town East - Whiteland FPD	0.7	0.7	1.1%	17,057	14,620	-14.3%	2.5864	2.1922	14.03%	26.61%	6.89%	0.00%	0.00%
County Totals/Averages	**6,785.1**	**5,665.4**	**-16.5%**	**172,455,730**	**122,238,235**	**-29.1%**	**2.5428**	**2.1631**	**18.28%**	**30.36%**	**6.89%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Johnson County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Johnson County	14,194,327	2,891	153,830	0	334	157,055
Blue River Township	57,695	35	2,327	0	13	2,375
Clark Township	51,995	0	39	0	0	39
Franklin Township	148,583	23	4,988	0	1	5,012
Hensley Township	10,075	3	0	0	0	3
Needham Township	19,156	52	577	0	0	629
Nineveh Township	22,326	0	0	0	4	4
Pleasant Township	202,884	11	1,717	0	7	1,735
Union Township	0	0	0	0	0	0
White River Township	228,397	5	90	0	0	95
Franklin Civil City	10,129,355	10,127	461,725	0	94	471,946
Greenwood Civil City	11,557,853	396	87,981	0	333	88,710
Bargersville Civil Town	592,076	0	19,415	0	7	19,422
Edinburgh Civil Town	1,735,955	1,863	125,670	0	687	128,220
New Whiteland Civil Town	674,337	273	16,530	0	73	16,877
Princes Lakes Civil Town	252,430	0	0	0	114	114
Trafalgar Civil Town	221,604	374	0	0	0	374
Whiteland Civil Town	349,445	79	0	0	0	79
Clark-Pleasant Community School Corporation	17,993,882	1,136	302,904	0	583	304,622
Center Grove Community School Corporation	21,759,913	478	8,718	0	8	9,204
Edinburgh Community School Corporation	1,639,025	1,049	70,745	0	387	72,180
Franklin Community School Corporation	16,853,089	12,682	544,634	0	133	557,449
Greenwood Community School Corporation	7,634,527	348	0	0	256	604
Nineveh-Hensley-Jackson United School Corp	2,730,652	484	0	0	192	676
Edinburgh-Wright-Hageman Public Library	131,987	142	9,517	0	52	9,712
Greenwood Public Library	1,301,542	28	9,054	0	55	9,137
Johnson County Public Library	3,763,450	875	39,869	0	43	40,787
White River Township Fire	4,040,282	131	0	0	0	131
Amity Fire Protection	60,077	0	0	0	0	0
Nineveh Fire Protection District	94,547	0	0	0	16	16
Needham Fire Protection District	64,807	0	0	0	0	0
Bargersville Fire Protection	2,711,374	183	8,522	0	9	8,714
Whiteland Fire Protection	266,932	36	0	0	1	37
Hensley Fire Protection	147,759	38	0	0	0	38
Johnson County Solid Waste	391,138	79	4,228	0	9	4,316
Franklin City Redevelopment Commission	196,078	180	8,191	0	2	8,372
Greenwood Redevelopment Commission	389,322	14	2,412	0	9	2,435
Total - All Taxing Units	**122,618,876**	**34,014**	**1,883,683**	**0**	**3,421**	**1,921,118**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

Circuit breaker data adjusted for circuit breaker corrections.

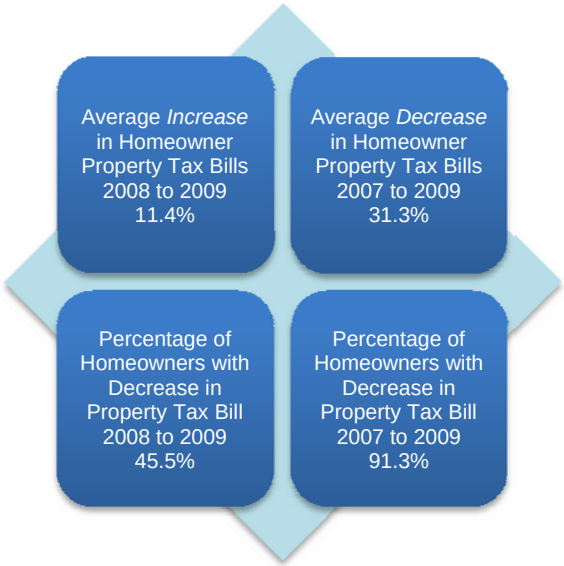
2009 KNOX COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Knox County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,472	25.3%	299	3.1%
10% to 19%	1,088	11.1%	88	0.9%
1% to 9%	1,389	14.2%	163	1.7%
0%	368	3.8%	298	3.1%
-1% to -9%	1,134	11.6%	332	3.4%
-10% to -19%	1,101	11.3%	804	8.2%
-20% to -29%	642	6.6%	1,579	16.2%
-30% to -39%	281	2.9%	1,859	19.0%
-40% to -49%	161	1.6%	1,753	18.0%
-50% to -59%	123	1.3%	1,069	11.0%
-60% to -69%	118	1.2%	345	3.5%
-70% to -79%	90	0.9%	202	2.1%
-80% to -89%	51	0.5%	125	1.3%
-90% to -99%	72	0.7%	101	1.0%
-100%	672	6.9%	745	7.6%
Total	9,762	100.0%	9,762	100.0%
Higher Tax Bill	4,949	50.7%	550	5.6%
No Change	368	3.8%	298	3.1%
Lower Tax Bill	4,445	45.5%	8,914	91.3%
Average Change in Tax Bill	11.4%		-31.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Knox County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-8.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-26.3%	-30.6%
State PTRC Percentage, 2008	21.5%	20.1%
Total State Homestead Credit, 2008	50.4%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Knox County increased by 11.4%. The school general fund and county welfare levies were a smaller share of Knox County's levy in 2008, so their elimination reduced Knox County tax rates by less than the state average. Knox County taxpayers also saw high state homestead credit rates in 2008. The loss of this tax relief more than offset the effects of the new 35% supplemental homestead deduction and lower tax rates.

2009 Property Tax Changes:

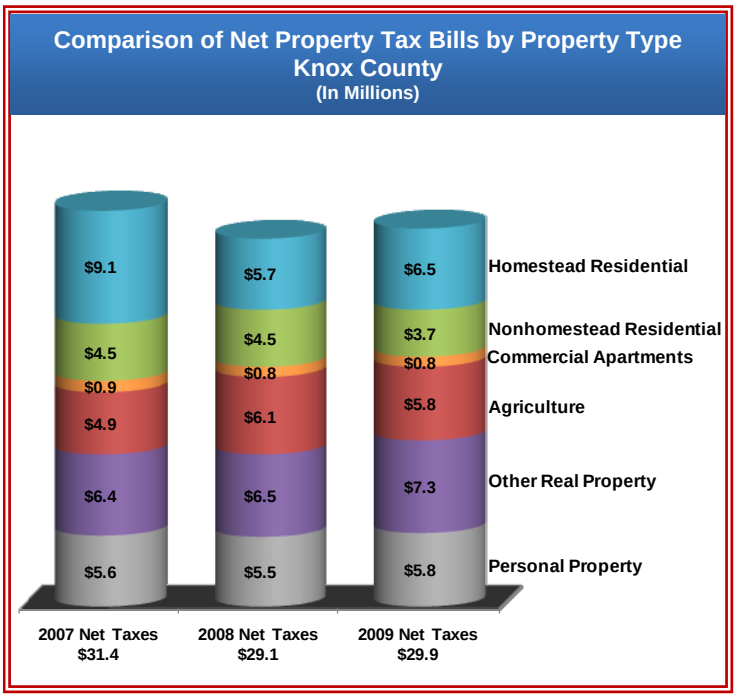
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Knox County did not adopt a local option income tax for property tax relief for 2009, and few Knox County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Knox County, as they were in almost all Indiana counties.

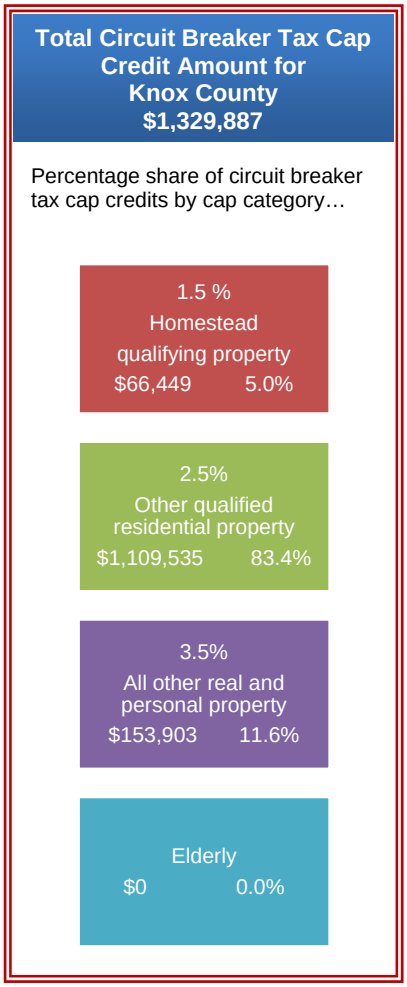


In Knox County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 17.8% decline in average property tax bills. Average tax bills on commercial apartments did not change significantly. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 4.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 12.3%. Personal property, which is largely business equipment, saw a 5.5% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. As a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners received credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners received credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Knox County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$40,080,699***	***$40,885,681***	***$30,415,060***	***2.0%***	***-25.6%***	***5.6%***
State Unit	30,172	33,192	0	10.0%	-100.0%	
Knox County	8,781,290	8,656,288	7,031,836	-1.4%	-18.8%	6.8%
Busseron Township	53,322	53,410	49,194	0.2%	-7.9%	-7.9%
Decker Township	32,865	33,110	35,075	0.7%	5.9%	5.9%
Harrison Township	93,671	97,352	111,451	3.9%	14.5%	14.5%
Johnson Township	27,875	27,875	29,270	0.0%	5.0%	5.0%
Palmyra Township	95,888	93,021	117,619	-3.0%	26.4%	26.4%
Steen Township	51,568	52,975	54,468	2.7%	2.8%	2.8%
Vigo Township	63,032	63,900	67,527	1.4%	5.7%	5.7%
Vincennes Township	208,453	208,775	224,448	0.2%	7.5%	7.5%
Washington Township	111,829	111,582	115,136	-0.2%	3.2%	3.2%
Widner Township	40,279	41,263	55,791	2.4%	35.2%	35.2%
Vincennes Civil City	6,979,349	6,614,712	6,741,870	-5.2%	1.9%	8.6%
Bicknell Civil City	679,559	684,496	731,803	0.7%	6.9%	7.0%
Bruceville Civil Town	56,420	55,441	60,847	-1.7%	9.8%	9.8%
Decker Civil Town	12,342	9,256	13,310	-25.0%	43.8%	43.8%
Edwardsport Civil Town	21,992	19,671	23,718	-10.6%	20.6%	20.6%
Monroe City Civil Town	16,875	16,074	18,209	-4.7%	13.3%	13.3%
Oaktown Civil Town	34,600	36,473	38,841	5.4%	6.5%	6.5%
Sandborn Civil Town	36,793	38,893	41,998	5.7%	8.0%	8.0%
Wheatland Civil Town	34,872	33,461	37,603	-4.0%	12.4%	12.4%
North Knox School Corporation	4,674,463	5,281,333	2,910,095	13.0%	-44.9%	-0.7%
South Knox School Corporation	5,918,573	6,592,683	3,624,005	11.4%	-45.0%	0.7%
Vincennes Community School Corporation	9,796,578	9,852,480	5,905,731	0.6%	-40.1%	4.8%
Bicknell Public Library	96,137	101,159	108,037	5.2%	6.8%	6.8%
Knox County Public Library	1,032,243	830,212	1,012,777	-19.6%	22.0%	22.0%
Vincennes Township Fire	845,338	963,536	967,661	14.0%	0.4%	0.4%
South Vigo Township Fire	67,282	70,397	70,381	4.6%	0.0%	0.0%
Vigo Central Community Fire	48,588	49,553	52,373	2.0%	5.7%	5.7%
Johnson Township Community Fire	138,451	163,108	163,986	17.8%	0.5%	0.5%
Knox County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%
Vincennes Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Knox County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Busseron Township	55.2	56.6	2.7%	1,376,812	984,865	-28.5%	2.4956	1.7389	24.05%	48.74%	7.49%	0.00%	0.00%
Oaktown Town	7.2	5.7	-21.7%	214,066	135,192	-36.8%	2.9605	2.3877	22.32%	49.76%	7.49%	0.00%	0.00%
Decker Township	32.4	33.3	2.7%	784,900	544,015	-30.7%	2.4219	1.6348	24.15%	49.06%	7.49%	0.00%	0.00%
Harrison Township	110.6	101.8	-7.9%	2,661,514	1,667,479	-37.3%	2.4057	1.6373	23.97%	48.34%	7.49%	0.00%	0.00%
Monroe City Town	8.2	6.8	-16.7%	207,678	124,036	-40.3%	2.5376	1.8194	23.70%	49.50%	7.49%	0.00%	0.00%
Johnson Township	80.8	73.7	-8.8%	2,062,975	1,316,556	-36.2%	2.5528	1.7869	23.35%	48.78%	7.49%	0.00%	0.00%
Decker Town	1.8	1.5	-19.1%	56,433	39,893	-29.3%	3.0638	2.6787	22.16%	51.28%	7.49%	0.00%	0.00%
Palmyra Township	82.4	70.0	-15.1%	2,003,794	1,188,389	-40.7%	2.4328	1.6987	23.83%	48.36%	7.49%	0.00%	0.00%
Steen Township	59.4	83.9	41.2%	1,427,627	1,334,450	-6.5%	2.4024	1.5907	24.19%	48.88%	7.49%	0.00%	0.00%
Wheatland Town	8.5	10.6	25.3%	233,449	202,833	-13.1%	2.7583	1.9126	22.93%	50.19%	7.49%	0.00%	0.00%
Vigo-South Township	19.0	17.5	-8.3%	540,740	370,858	-31.4%	2.8416	2.1251	23.39%	51.38%	7.49%	0.00%	0.00%
Bicknell City-Vigo Township	30.1	24.9	-17.0%	1,296,164	996,123	-23.1%	4.3119	3.9943	20.84%	55.20%	7.49%	0.00%	0.00%
Edwardsport Town	3.0	2.4	-19.8%	99,807	68,956	-30.9%	3.2974	2.8420	22.40%	53.07%	7.49%	0.00%	0.00%
Sandborn Town	5.6	4.3	-23.8%	177,467	114,970	-35.2%	3.1739	2.6999	22.64%	52.66%	7.49%	0.00%	0.00%
Washington Township	64.0	56.3	-11.9%	1,642,715	1,040,265	-36.7%	2.5677	1.8461	23.93%	49.43%	7.49%	0.00%	0.00%
Bicknell City-Washington Towns	7.7	7.2	-6.1%	331,645	289,000	-12.9%	4.3242	4.0117	20.78%	55.10%	7.49%	0.00%	0.00%
Bruceville Civil Town	6.5	4.9	-25.1%	216,858	145,171	-33.1%	3.3278	2.9729	21.59%	51.16%	7.49%	0.00%	0.00%
Widner Township	58.2	54.3	-6.7%	1,439,242	954,752	-33.7%	2.4750	1.7594	24.42%	49.43%	7.49%	0.00%	0.00%
Vincennes City I	422.0	347.3	-17.7%	15,769,216	12,330,327	-21.8%	3.7364	3.5505	19.57%	52.72%	7.49%	0.00%	0.00%
Vincennes Twp-Vincennes Schools	229.2	195.3	-14.8%	5,824,387	4,070,233	-30.1%	2.5412	2.0845	20.86%	46.97%	7.49%	0.00%	0.00%
Vincennes Township-South Knox	28.5	27.4	-3.9%	767,442	532,127	-30.7%	2.6898	1.9407	22.54%	48.36%	7.49%	0.00%	0.00%
Vigo-North Township	31.3	31.2	-0.3%	784,560	550,209	-29.9%	2.5055	1.7631	24.17%	49.19%	7.49%	0.00%	0.00%
Vigo-Central Township	26.6	34.4	29.6%	700,551	641,698	-8.4%	2.6357	1.8635	23.95%	50.40%	7.49%	0.00%	0.00%
Vincennes City II	29.3	31.0	5.7%	998,294	1,025,802	2.8%	3.4068	3.3124	19.35%	50.29%	7.49%	0.00%	0.00%
County Totals/Averages	**1,407.5**	**1,282.2**	**-8.9%**	**41,618,336**	**30,668,200**	**-26.3%**	**2.9563**	**2.3988**	**21.48%**	**50.42%**	**7.49%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Knox County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Knox County	7,031,836	10,369	170,885	22,860	0	204,113
Busseron Township	49,194	0	0	0	0	0
Decker Township	35,075	0	0	0	0	0
Harrison Township	111,451	0	0	0	0	0
Johnson Township	29,270	0	16	0	0	16
Palmyra Township	117,619	0	0	0	0	0
Steen Township	54,468	0	0	0	0	0
Vigo Township	67,527	7	2,397	592	0	2,996
Vincennes Township	224,448	694	9,535	914	0	11,142
Washington Township	115,136	1	567	407	0	974
Widner Township	55,791	0	0	0	0	0
Vincennes Civil City	6,741,870	34,128	464,605	44,957	0	543,690
Bicknell Civil City	731,803	338	107,743	38,150	0	146,231
Bruceville Civil Town	60,847	0	4,035	0	0	4,035
Decker Civil Town	13,310	0	361	0	0	361
Edwardsport Civil Town	23,718	0	1,067	0	0	1,067
Monroe City Civil Town	18,209	0	0	0	0	0
Oaktown Civil Town	38,841	0	0	0	0	0
Sandborn Civil Town	41,998	0	963	0	0	963
Wheatland Civil Town	37,603	0	0	0	0	0
North Knox School Corporation	2,910,095	151	53,492	17,031	0	70,674
South Knox School Corporation	3,624,005	0	359	0	0	359
Vincennes Community School Corporation	5,905,731	19,127	262,965	25,196	0	307,288
Bicknell Public Library	108,037	15	4,896	1,661	0	6,572
Knox County Public Library	1,012,777	1,620	22,593	2,134	0	26,348
Vincennes Township Fire	967,661	0	2,814	0	0	2,814
South Vigo Township Fire	70,381	0	0	0	0	0
Vigo Central Community Fire	52,373	0	155	0	0	155
Johnson Township Community Fire	163,986	0	89	0	0	89
Knox County Solid Waste Management District	0	0	0	0	0	0
Vincennes Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**30,415,060**	**66,449**	**1,109,535**	**153,903**	**0**	**1,329,887**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

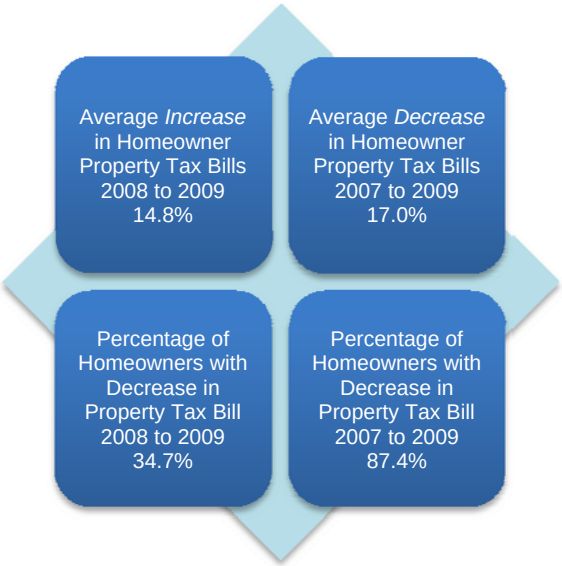
2009 Kosciusko County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Kosciusko County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	5,533	29.1%	928	4.9%
10% to 19%	4,344	22.9%	422	2.2%
1% to 9%	2,483	13.1%	993	5.2%
0%	49	0.3%	42	0.2%
-1% to -9%	2,130	11.2%	2,704	14.2%
-10% to -19%	2,399	12.6%	4,427	23.3%
-20% to -29%	955	5.0%	3,522	18.5%
-30% to -39%	528	2.8%	2,812	14.8%
-40% to -49%	209	1.1%	1,620	8.5%
-50% to -59%	120	0.6%	869	4.6%
-60% to -69%	67	0.4%	319	1.7%
-70% to -79%	31	0.2%	146	0.8%
-80% to -89%	36	0.2%	60	0.3%
-90% to -99%	16	0.1%	31	0.2%
-100%	93	0.5%	98	0.5%
Total	18,993	100.0%	18,993	100.0%
Higher Tax Bill	12,360	65.1%	2,343	12.3%
No Change	49	0.3%	42	0.2%
Lower Tax Bill	6,584	34.7%	16,608	87.4%
Average Change in Tax Bill	14.8%		-17.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Kosciusko County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-23.8%	-30.6%
State PTRC Percentage, 2008	25.3%	20.1%
Total State Homestead Credit, 2008	39.6%	39.5%
Total State Homestead Credit, 2009	5.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Kosciusko County increased by 14.8%. The school general fund and county welfare levies were a larger share of Kosciusko County's levy in 2008, so their elimination would have reduced Kosciusko County's tax rates by more than the state average. However, Kosciusko County's local taxing units increased their levies by much more than the state average, which raised tax rates. Kosciusko County did not

2009 Property Tax Changes:

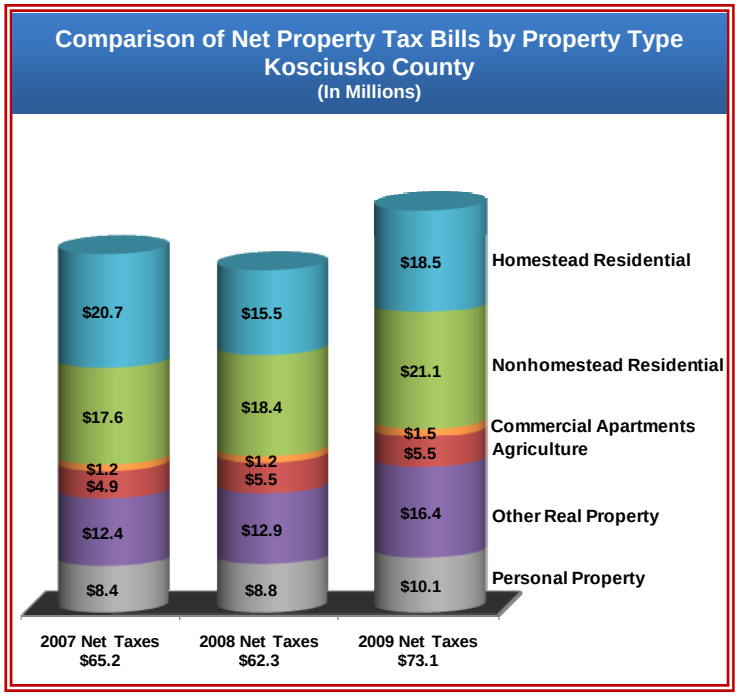
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

adopt a local option income tax for property tax relief, and few Kosciusko County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Kosciusko County, as they were in almost all Indiana counties.



In Kosciusko County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 14.7% increase in average property tax bills. Average tax bills on commercial apartments increased 25.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw no significant change in average tax. Other commercial, industrial, and utility real property average tax bills increased 27.1%. Personal property, which is largely business equipment, saw a 14.8% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Kosciusko County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$86,874,500***	***$90,114,563***	***$68,504,134***	***3.7%***	***-24.0%***	***20.3%***
State Unit	138,564	142,533	0	2.9%	-100.0%	
Kosciusko County	9,872,711	10,511,760	9,409,560	6.5%	-10.5%	2.7%
Clay Township	57,323	60,771	60,451	6.0%	-0.5%	-0.5%
Etna Township	37,866	45,191	45,686	19.3%	1.1%	1.1%
Franklin Township	48,373	50,321	52,313	4.0%	4.0%	4.0%
Harrison Township	98,403	102,742	102,783	4.4%	0.0%	0.0%
Jackson Township	53,625	56,943	58,089	6.2%	2.0%	2.0%
Jefferson Township	32,039	33,184	34,449	3.6%	3.8%	3.8%
Lake Township	36,729	43,972	44,241	19.7%	0.6%	0.6%
Monroe Township	17,821	18,584	19,327	4.3%	4.0%	4.0%
Plain Township	301,880	311,751	311,006	3.3%	-0.2%	-0.2%
Prairie Township	56,360	40,046	41,605	-28.9%	3.9%	3.9%
Scott Township	10,937	18,414	19,124	68.4%	3.9%	3.9%
Seward Township	64,641	61,466	66,854	-4.9%	8.8%	8.8%
Tippecanoe Township	359,884	348,796	352,977	-3.1%	1.2%	1.2%
Turkey Creek Township	327,486	339,533	1,678,674	3.7%	394.4%	394.4%
Van Buren Township	83,844	87,568	85,972	4.4%	-1.8%	-1.8%
Washington Township	90,723	93,489	95,135	3.0%	1.8%	1.8%
Wayne Township	658,059	682,353	674,132	3.7%	-1.2%	-1.2%
Warsaw Civil City	8,109,794	8,346,385	8,635,637	2.9%	3.5%	6.5%
Nappanee Civil City	149,682	161,095	166,400	7.6%	3.3%	4.9%
Burket Civil Town	18,188	3,539	11,289	-80.5%	219.0%	219.0%
Claypool Civil Town	68,441	71,956	74,833	5.1%	4.0%	4.0%
Etna Green Civil Town	72,380	75,042	0	3.7%	-100.0%	-100.0%
Leesburg Civil Town	63,133	65,473	68,154	3.7%	4.1%	4.1%
Mentone Civil Town	207,529	214,521	219,610	3.4%	2.4%	2.4%
Milford Civil Town	419,582	434,381	444,997	3.5%	2.4%	2.4%
North Webster Civil Town	307,628	318,371	328,275	3.5%	3.1%	3.1%
Pierceton Civil Town	179,333	175,856	193,280	-1.9%	9.9%	9.9%
Sidney Civil Town	10,939	11,344	11,797	3.7%	4.0%	4.0%
Silver Lake Civil Town	222,176	229,519	238,017	3.3%	3.7%	3.7%
Syracuse Civil Town	1,564,492	1,555,868	1,420,715	-0.6%	-8.7%	-8.7%
Winona Lake Civil Town	810,267	839,423	861,936	3.6%	2.7%	2.7%
Wa-Nee Community School Corporation	2,251,187	2,271,139	1,446,537	0.9%	-36.3%	2.9%
Wawasee Community School Corporation	18,544,623	19,559,736	11,870,181	5.5%	-39.3%	39.7%
Warsaw Community School Corporation	27,771,012	28,752,119	19,740,059	3.5%	-31.3%	45.0%
Tippecanoe Valley School Corporation	5,628,671	5,791,225	3,446,593	2.9%	-40.5%	-1.9%
Whitko Community School Corporation	4,313,616	4,301,383	2,640,958	-0.3%	-38.6%	0.6%
Triton School Corporation	891,845	811,170	360,321	-9.0%	-55.6%	-3.7%
Nappanee Public Library	31,477	34,121	36,566	8.4%	7.2%	7.2%
Milford Public Library	125,630	135,584	140,987	7.9%	4.0%	4.0%
Pierceton Public Library	44,684	46,223	48,134	3.4%	4.1%	4.1%
Syracuse Public Library	291,116	296,574	307,999	1.9%	3.9%	3.9%
Warsaw Community Public Library	1,627,269	1,678,243	1,722,221	3.1%	2.6%	2.6%
Bell Memorial Public Library	206,798	208,294	221,822	0.7%	6.5%	6.5%
North Webster Library	306,742	317,881	330,762	3.6%	4.1%	4.1%
Kosciusko County Solid Waste Mgt. District	161,658	160,349	164,893	-0.8%	2.8%	2.8%
Winona Lake Redevelopment Commission	0	18,090	18,769		3.8%	3.8%
Warsaw City Redevelopment Commission	127,340	180,242	180,014	41.5%	-0.1%	-0.1%
Milford Town Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Pierceton Town Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Kosciusko County Redevelopment Commissio	0	0	0	0.0%	0.0%	0.0%
Claypool Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Kosciusko County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clay Township	72.5	59.7	-17.8%	1,045,985	712,625	-31.9%	1.4418	1.2446	27.52%	37.21%	5.93%	0.00%	0.00%
Claypool Town	9.2	7.3	-20.5%	200,103	160,187	-19.9%	2.1819	2.2471	20.99%	37.04%	5.93%	0.00%	0.00%
Etna Township	46.8	42.1	-9.9%	737,984	394,989	-46.5%	1.5782	0.9373	30.04%	40.73%	5.93%	0.00%	0.00%
Etna Green Town	15.4	12.9	-16.2%	313,791	116,878	-62.8%	2.0442	0.9084	27.03%	45.10%	5.93%	0.00%	0.00%
Franklin Township	60.5	58.1	-4.0%	1,212,064	835,108	-31.1%	2.0046	1.4381	23.38%	35.63%	5.93%	0.00%	0.00%
Jackson Township	55.1	49.6	-10.0%	1,139,142	733,861	-35.6%	2.0677	1.4801	22.56%	34.94%	5.93%	0.00%	0.00%
Sidney Town	3.3	2.6	-21.4%	78,542	49,932	-36.4%	2.4072	1.9480	21.67%	38.09%	5.93%	0.00%	0.00%
Jefferson Township,West	46.5	39.9	-14.1%	899,487	583,084	-35.2%	1.9357	1.4600	22.59%	33.68%	5.93%	0.00%	0.00%
Jefferson Township,East	37.7	35.4	-6.0%	370,049	268,548	-27.4%	0.9820	0.7584	28.61%	41.43%	5.93%	0.00%	0.00%
Lake Township	52.8	48.3	-8.5%	759,631	571,482	-24.8%	1.4382	1.2321	27.25%	36.32%	5.93%	0.00%	0.00%
Silver Lake Town	21.8	17.6	-19.5%	534,783	439,384	-17.8%	2.4495	2.5491	17.58%	32.08%	5.93%	0.00%	0.00%
Monroe Township	47.4	40.4	-14.8%	950,766	571,390	-39.9%	2.0047	1.4148	22.92%	34.62%	5.93%	0.00%	0.00%
Plain Township	508.4	463.6	-8.8%	7,208,226	5,370,141	-25.5%	1.4177	1.2085	27.55%	36.37%	5.93%	0.00%	0.00%
Warsaw City-Plain Township	44.3	47.4	7.1%	1,067,223	1,067,974	0.1%	2.4111	2.3022	22.22%	43.35%	5.93%	0.00%	0.00%
Leesburg Town	20.0	16.1	-19.6%	349,148	255,512	-26.8%	1.7468	1.6407	25.41%	40.50%	5.93%	0.00%	0.00%
Prairie Township	108.9	94.8	-12.9%	1,522,400	1,081,943	-28.9%	1.3978	1.1908	28.08%	37.10%	5.93%	0.00%	0.00%
Scott Township	72.3	64.4	-10.9%	1,391,522	932,656	-33.0%	1.9252	1.4482	22.54%	33.33%	5.93%	0.00%	0.00%
Seward Township	112.5	98.4	-12.5%	2,228,243	1,397,089	-37.3%	1.9812	1.4198	23.33%	35.01%	5.93%	0.00%	0.00%
Burket Town	3.5	2.8	-21.1%	71,990	49,545	-31.2%	2.0459	1.7835	22.99%	35.44%	5.93%	0.00%	0.00%
Tippecanoe Township	612.9	565.9	-7.7%	6,112,282	4,358,369	-28.7%	0.9972	0.7701	28.22%	41.10%	5.93%	0.00%	0.00%
North Webster Town	71.3	63.1	-11.6%	1,034,520	820,987	-20.6%	1.4502	1.3015	24.24%	45.57%	5.93%	0.00%	0.00%
Turkey Creek Township	1559.5	1422.6	-8.8%	14,598,815	11,131,768	-23.7%	0.9361	0.7825	29.11%	40.30%	5.93%	0.00%	0.00%
Syracuse Town	251.3	222.8	-11.4%	3,894,157	3,192,391	-18.0%	1.5496	1.4331	23.34%	45.24%	5.93%	0.00%	0.00%
Van Buren Township	177.6	152.7	-14.0%	1,761,774	1,175,239	-33.3%	0.9921	0.7694	28.22%	40.85%	5.93%	0.00%	0.00%
Milford Town	73.4	62.9	-14.4%	1,139,059	907,441	-20.3%	1.5509	1.4436	22.77%	43.72%	5.93%	0.00%	0.00%
Washington Township	102.5	92.2	-10.0%	2,130,602	1,378,050	-35.3%	2.0792	1.4941	22.36%	34.63%	5.93%	0.00%	0.00%
Pierceton Town	45.4	41.8	-7.9%	1,110,274	795,956	-28.3%	2.4433	1.9026	21.62%	38.46%	5.93%	0.00%	0.00%
Wayne Township	532.5	434.0	-18.5%	8,212,152	5,669,100	-31.0%	1.5422	1.3564	26.24%	37.09%	5.93%	0.00%	0.00%
Warsaw City-Wayne Township	893.9	845.2	-5.4%	21,483,048	18,976,648	-11.7%	2.4034	2.2954	22.37%	43.64%	5.93%	0.00%	0.00%
Winona Lake Town	198.3	156.3	-21.2%	3,815,690	2,838,793	-25.6%	1.9238	1.8659	23.89%	40.25%	5.93%	0.00%	0.00%
Harrison Township	129.4	114.1	-11.8%	2,761,769	1,824,665	-33.9%	2.1339	1.5990	22.54%	35.91%	5.93%	0.00%	0.00%
Mentone Town-Harrison Township	21.7	18.6	-14.5%	612,599	449,017	-26.7%	2.8208	2.4180	20.85%	40.67%	5.93%	0.00%	0.00%
Mentone Town-Franklin Township	7.9	7.1	-10.3%	224,462	172,602	-23.1%	2.8293	2.4246	20.84%	40.72%	5.93%	0.00%	0.00%
Nappanee City-Jefferson Township	15.1	14.7	-2.6%	484,331	418,231	-13.6%	3.2169	2.8526	19.44%	41.35%	5.93%	0.00%	0.00%
County Totals/Averages	**6,031.6**	**5,415.3**	**-10.2%**	**91,456,613**	**69,701,585**	**-23.8%**	**1.5174**	**1.2879**	**25.29%**	**39.60%**	**5.93%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Kosciusko County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Kosciusko County	9,409,560	7	104	0	2,322	2,433
Clay Township	60,451	0	0	0	8	8
Etna Township	45,686	0	0	0	0	0
Franklin Township	52,313	0	0	0	4	4
Harrison Township	102,783	0	0	0	3	3
Jackson Township	58,089	0	0	0	1	1
Jefferson Township	34,449	0	14	0	0	14
Lake Township	44,241	1	0	0	5	5
Monroe Township	19,327	0	0	0	0	0
Plain Township	311,006	0	0	0	58	58
Prairie Township	41,605	0	0	0	3	3
Scott Township	19,124	0	0	0	0	0
Seward Township	66,854	0	0	0	2	2
Tippecanoe Township	352,977	0	0	0	39	39
Turkey Creek Township	1,678,674	0	0	0	152	152
Van Buren Township	85,972	0	0	0	14	14
Washington Township	95,135	0	0	0	0	0
Wayne Township	674,132	0	0	0	343	343
Warsaw Civil City	8,635,637	4	0	0	6,390	6,394
Nappanee Civil City	166,400	0	678	0	0	678
Burket Civil Town	11,289	0	0	0	0	0
Claypool Civil Town	74,833	0	0	0	91	91
Etna Green Civil Town	0	0	0	0	0	0
Leesburg Civil Town	68,154	0	0	0	69	69
Mentone Civil Town	219,610	0	0	0	63	63
Milford Civil Town	444,997	0	0	0	181	181
North Webster Civil Town	328,275	0	0	0	70	70
Pierceton Civil Town	193,280	0	0	0	0	0
Sidney Civil Town	11,797	0	0	0	5	5
Silver Lake Civil Town	238,017	51	0	0	33	85
Syracuse Civil Town	1,420,715	0	0	0	751	751
Winona Lake Civil Town	861,936	0	0	0	762	762
Wa-Nee Community School Corporation	1,446,537	0	726	0	0	726
Wawasee Community School Corporation	11,870,181	0	0	0	1,249	1,249
Warsaw Community School Corporation	19,740,059	38	0	0	9,492	9,531
Tippecanoe Valley School Corporation	3,446,593	0	0	0	177	177
Whitko Community School Corporation	2,640,958	0	0	0	13	13
Triton School Corporation	360,321	0	0	0	0	0
Nappanee Public Library	36,566	0	149	0	0	149
Milford Public Library	140,987	0	0	0	27	27
Pierceton Public Library	48,134	0	0	0	0	0
Syracuse Public Library	307,999	0	0	0	28	28
Warsaw Community Public Library	1,722,221	1	0	0	1,080	1,081
Bell Memorial Public Library	221,822	0	0	0	12	12
North Webster Library	330,762	0	0	0	36	36
Kosciusko County Solid Waste Management	164,893	0	2	0	41	43
Turkey Creek Twp Fire Territory	0	0	0	0	0	0
Winona Lake Redevelopment Commission	18,769	0	0	0	16	16
Warsaw City Redevelopment Commission	180,014	0	0	0	121	121
Milford Town Redevelopment Commission	0	0	0	0	0	0
Pierceton Town Redevelopment Commission	0	0	0	0	0	0
Kosciusko County Redevelopment Commission	0	0	0	0	0	0
Claypool Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**68,504,134**	**103**	**1,673**	**0**	**23,662**	**25,438**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

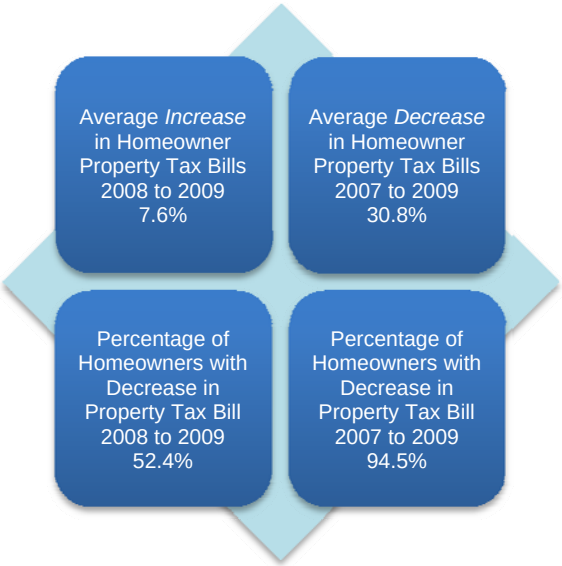
2009 LaGrange County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
LaGrange County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,034	14.0%	329	4.4%
10% to 19%	388	5.2%	24	0.3%
1% to 9%	2,090	28.2%	48	0.6%
0%	12	0.2%	7	0.1%
-1% to -9%	2,359	31.9%	97	1.3%
-10% to -19%	797	10.8%	364	4.9%
-20% to -29%	371	5.0%	941	12.7%
-30% to -39%	130	1.8%	2,810	38.0%
-40% to -49%	51	0.7%	1,868	25.2%
-50% to -59%	27	0.4%	573	7.7%
-60% to -69%	44	0.6%	158	2.1%
-70% to -79%	18	0.2%	65	0.9%
-80% to -89%	20	0.3%	34	0.5%
-90% to -99%	12	0.2%	32	0.4%
-100%	48	0.6%	51	0.7%
Total	7,401	100.0%	7,401	100.0%
Higher Tax Bill	3,512	47.5%	401	5.4%
No Change	12	0.2%	7	0.1%
Lower Tax Bill	3,877	52.4%	6,993	94.5%
Average Change in Tax Bill	7.6%		-30.8%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	LaGrange County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-37.4%	-30.6%
State PTRC Percentage, 2008	26.2%	20.1%
Total State Homestead Credit, 2008	44.5%	39.5%
Total State Homestead Credit, 2009	6.6%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in LaGrange County increased by 7.6%. The school general fund and county welfare levies were a larger share of LaGrange County's levy in 2008, so their elimination would have reduced LaGrange County tax rates by more than the state average. But LaGrange County taxpayers saw high state property tax replacement credit and state homestead credit rates in 2008. This loss of tax relief more than offset the effects of the new 35% supplemental homestead deduction and the lower tax rates. LaGrange County did not adopt a local option income tax for property tax relief for 2009, and only a few elderly LaGrange County homeowners were eligible for the circuit breaker

2009 Property Tax Changes:

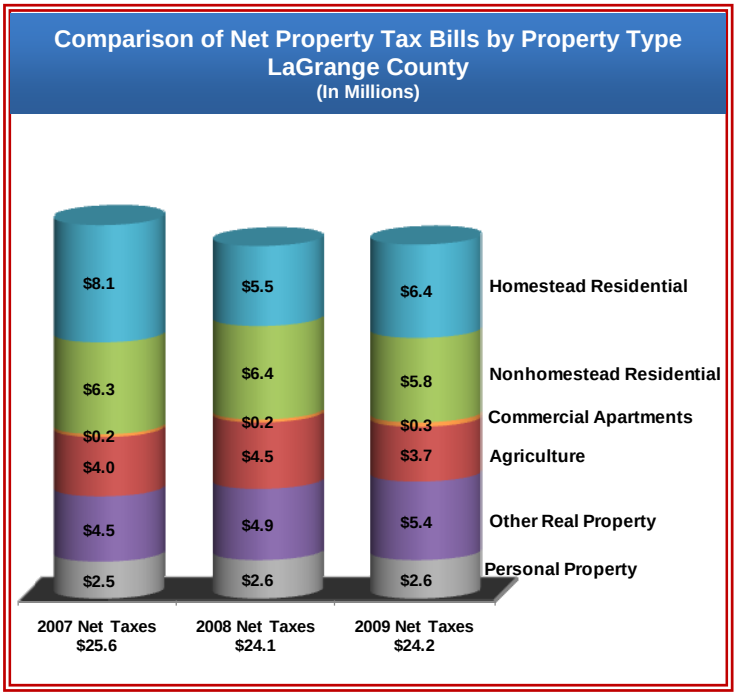
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in LaGrange County, as they were in almost all Indiana counties.



In LaGrange County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 9.4% decline in average property tax bills. Average tax bills on commercial apartments increased 50.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 17.8% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 10.2%. Personal property, which is largely business equipment, saw no significant change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

LaGrange County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$35,217,758***	***$37,055,992***	***$23,103,330***	***5.2%***	***-37.7%***	***3.0%***
State Unit	49,719	52,592	0	5.8%	-100.0%	
LaGrange County	6,799,048	7,031,965	5,123,430	3.4%	-27.1%	0.0%
Bloomfield Township	93,443	98,141	94,549	5.0%	-3.7%	-3.7%
Clay Township	77,195	81,251	77,148	5.3%	-5.0%	-5.0%
Clearspring Township	53,714	57,140	53,363	6.4%	-6.6%	-6.6%
Eden Township	44,925	65,375	60,308	45.5%	-7.8%	-7.8%
Greenfield Township	24,800	26,976	27,848	8.8%	3.2%	3.2%
Johnson Township	107,321	111,991	112,695	4.4%	0.6%	0.6%
Lima Township	70,919	73,481	73,952	3.6%	0.6%	0.6%
Milford Township	54,583	57,482	59,257	5.3%	3.1%	3.1%
Newbury Township	128,066	129,689	127,051	1.3%	-2.0%	-2.0%
Springfield Township	16,431	19,859	20,717	20.9%	4.3%	4.3%
Van Buren Township	44,064	47,316	44,515	7.4%	-5.9%	-5.9%
LaGrange Civil Town	923,480	958,209	988,172	3.8%	3.1%	3.1%
Shipshewana Civil Town	682,269	690,318	705,285	1.2%	2.2%	2.2%
Topeka Civil Town	634,287	672,291	751,411	6.0%	11.8%	11.8%
Wolcottville Civil Town	117,892	117,961	127,225	0.1%	7.9%	7.9%
Prairie Heights Community School Corporation	3,270,405	3,574,761	1,833,057	9.3%	-48.7%	-4.7%
Westview School Corporation	11,823,421	12,749,850	7,250,174	7.8%	-43.1%	8.8%
Lakeland School Corporation	9,447,517	9,675,005	4,807,885	2.4%	-50.3%	0.9%
LaGrange County Public Library	472,329	495,240	518,828	4.9%	4.8%	4.8%
Northeast Indiana Solid Waste Mgt. District	167,801	177,497	186,931	5.8%	5.3%	5.3%
LaGrange Town Redevelopment Commission	24,168	26,380	0	9.2%	-100.0%	-100.0%
Shipshewana Redevelopment Commission	52,545	57,244	59,529	8.9%	4.0%	4.0%
LaGrange County Redevelopment Commission	37,416	7,978	0	-78.7%	-100.0%	-100.0%
Topeka Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

LaGrange County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bloomfield Township	143.2	112.1	-21.7%	2,118,492	1,087,523	-48.7%	1.4794	0.9705	28.06%	45.33%	6.57%	8.72%	13.37%
LaGrange Town	93.9	83.6	-11.0%	2,306,031	1,753,293	-24.0%	2.4551	2.0983	24.00%	52.83%	6.57%	8.72%	13.37%
Clay Township-West	78.6	63.6	-19.1%	1,343,384	775,303	-42.3%	1.7083	1.2193	25.69%	42.44%	6.57%	8.72%	13.37%
Clay Township-East	73.6	58.4	-20.7%	1,091,217	568,882	-47.9%	1.4819	0.9748	28.02%	45.30%	6.57%	8.72%	13.37%
Clearspring Township	184.2	152.6	-17.2%	3,104,315	1,816,122	-41.5%	1.6857	1.1904	25.88%	42.38%	6.57%	8.72%	13.37%
Topeka Town-Clearspring Twp.	17.9	15.5	-13.5%	547,467	396,264	-27.6%	3.0522	2.5547	21.76%	50.56%	6.57%	8.72%	13.37%
Eden Township	183.7	155.2	-15.5%	3,104,235	1,853,464	-40.3%	1.6902	1.1939	25.71%	42.05%	6.57%	8.72%	13.37%
Topeka Town-Eden Township	30.5	38.6	26.8%	929,311	985,297	6.0%	3.0491	2.5499	21.76%	50.54%	6.57%	8.72%	13.37%
Greenfield Township	79.8	71.0	-11.0%	1,167,560	675,720	-42.1%	1.4629	0.9512	28.38%	45.70%	6.57%	8.72%	13.37%
Johnson Township	337.4	308.2	-8.6%	4,932,075	2,922,431	-40.7%	1.4619	0.9481	28.34%	45.54%	6.57%	8.72%	13.37%
Wolcottville Town	13.9	12.9	-6.9%	317,549	246,430	-22.4%	2.2890	1.9081	25.12%	53.93%	6.57%	8.72%	13.37%
Lima Township	154.0	144.4	-6.2%	2,275,005	1,391,220	-38.8%	1.4768	0.9632	28.16%	45.55%	6.57%	8.72%	13.37%
Milford Township	260.1	228.6	-12.1%	3,967,483	2,356,418	-40.6%	1.5254	1.0306	26.92%	45.21%	6.57%	8.72%	13.37%
Newbury Township	258.2	222.4	-13.9%	4,399,191	2,693,113	-38.8%	1.7038	1.2110	25.55%	41.95%	6.57%	8.72%	13.37%
Shipshewana Town	73.2	73.1	-0.2%	1,950,919	1,601,825	-17.9%	2.6639	2.1910	20.27%	43.44%	6.57%	8.72%	13.37%
Springfield Township	51.1	43.8	-14.3%	787,320	461,082	-41.4%	1.5422	1.0538	26.77%	45.28%	6.57%	8.72%	13.37%
Van Buren Township	153.6	130.9	-14.8%	2,590,562	1,558,601	-39.8%	1.6863	1.1905	25.87%	42.38%	6.57%	8.72%	13.37%
LaGrange-Clay	4.4	2.3	-48.6%	107,162	47,015	-56.1%	2.4467	2.0888	24.02%	52.79%	6.57%	8.72%	13.37%
Twp Topeka-Eden Farm	0.0	0.1		0	1,061		0.0000	1.1623	0.00%	0.00%	6.57%	0.00%	13.37%
County Totals/Averages	**2,191.3**	**1,917.3**	**-12.5%**	**37,039,278**	**23,191,063**	**-37.4%**	**1.6910**	**1.2112**	**26.21%**	**44.45%**	**6.57%**	**8.72%**	**13.37%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

LaGrange County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
LaGrange County	5,123,430	0	437	0	414	851
Bloomfield Township	94,549	0	0	0	35	35
Clay Township	77,148	0	0	0	1	1
Clearspring Township	53,363	0	11	0	1	12
Eden Township	60,308	0	4	0	0	4
Greenfield Township	27,848	0	0	0	0	0
Johnson Township	112,695	0	0	0	8	8
Lima Township	73,952	0	0	0	3	3
Milford Township	59,257	0	0	0	4	4
Newbury Township	127,051	0	0	0	0	0
Springfield Township	20,717	0	0	0	1	1
Van Buren Township	44,515	0	0	0	0	0
LaGrange Civil Town	988,172	0	0	0	951	951
Shipshewana Civil Town	705,285	0	0	0	46	46
Topeka Civil Town	751,411	0	2,258	0	128	2,386
Wolcottville Civil Town	127,225	0	0	0	0	0
Prairie Heights Community School Corporation	1,833,057	0	0	0	118	118
Westview School Corporation	7,250,174	0	1,384	0	120	1,505
Lakeland School Corporation	4,807,885	0	0	0	748	748
LaGrange County Public Library	518,828	0	44	0	42	86
Northeast Indiana Solid Waste Management	186,931	0	16	0	15	31
LaGrange Town Redevelopment Commission	0	0	0	0	0	0
Shipshewana Redevelopment Commission	59,529	0	0	0	3	3
LaGrange County Redevelopment Commission	0	0	0	0	0	0
Topeka Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**23,103,330**	**0**	**4,153**	**0**	**2,638**	**6,791**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

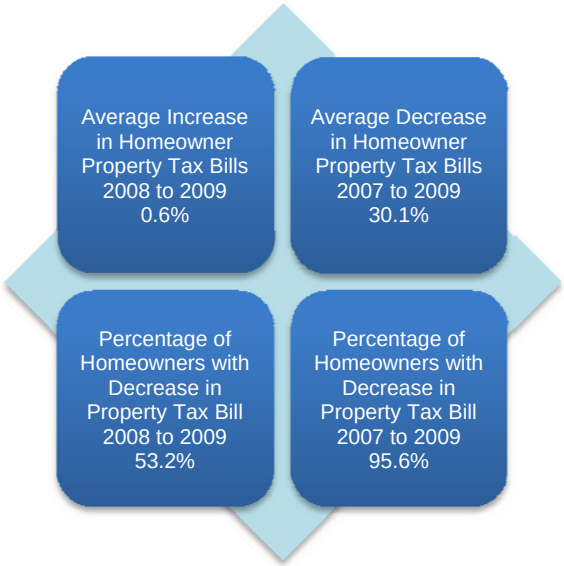
2009 LAKE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Lake County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	14,879	11.6%	2,478	1.9%
10% to 19%	20,355	15.9%	727	0.6%
1% to 9%	24,045	18.7%	1,452	1.1%
0%	852	0.7%	997	0.8%
-1% to -9%	34,556	26.9%	3,990	3.1%
-10% to -19%	18,588	14.5%	11,011	8.6%
-20% to -29%	4,949	3.9%	36,999	28.8%
-30% to -39%	2,004	1.6%	42,353	33.0%
-40% to -49%	1,158	0.9%	15,751	12.3%
-50% to -59%	1,097	0.9%	4,365	3.4%
-60% to -69%	991	0.8%	1,877	1.5%
-70% to -79%	863	0.7%	1,558	1.2%
-80% to -89%	609	0.5%	1,200	0.9%
-90% to -99%	423	0.3%	714	0.6%
-100%	3004	2.3%	2901	2.3%
Total	128,373	100.0%	128,373	100.0%
Higher Tax Bill	59,279	46.2%	4,657	3.6%
No Change	852	0.7%	997	0.8%
Lower Tax Bill	68,242	53.2%	122,719	95.6%
Average Change in Tax Bill	0.6%		-30.1%	

Note: Percentages may not total due to rounding.

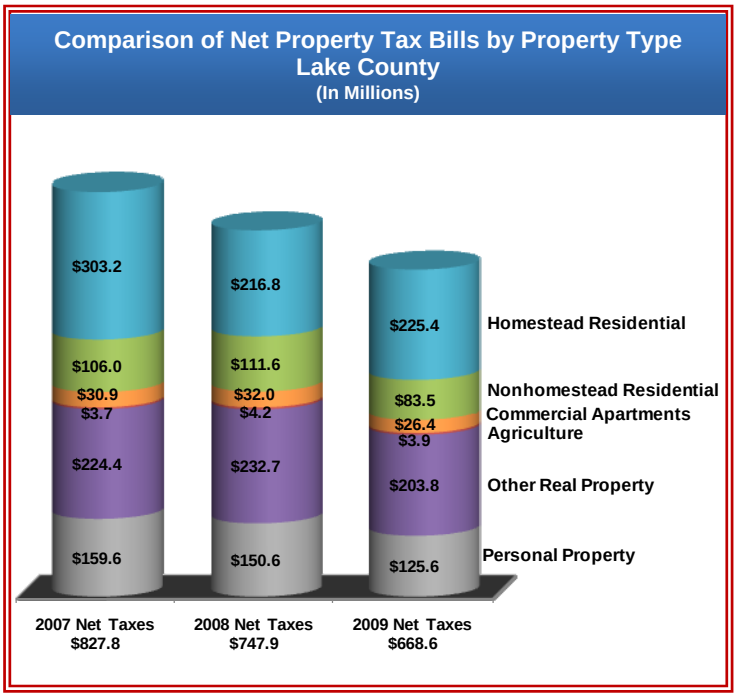
Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Lake County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.6%	-30.6%
State PTRC Percentage, 2008	17.4%	20.1%
Total State Homestead Credit, 2008	43.1%	39.5%
Total State Homestead Credit, 2009	6.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Lake County increased by 0.6%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. Many Lake County local taxing units reduced their levies in 2009, which added to the tax rate decrease caused by the elimination of the school general fund and county welfare levies. Lake County did not adopt a local option income tax for property tax relief. Many homeowners in Gary and East Chicago were eligible for circuit breaker tax cap credits, but most Lake

County credits went to nonhomestead property owners. Homeowner taxes were substantially lower in 2009 compared to 2007 in Lake County, as they were in almost all Indiana counties.



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Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

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State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Lake County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$967,314,700***	***$1,003,872,093***	***$695,103,755***	***3.7%***	***-30.6%***	***-4.5%***
State Unit	556,998	590,187	0	6.0%	-100.0%	
Lake County	229,628,262	233,451,618	118,561,961	1.7%	-49.2%	-10.2%
Calumet Township	15,244,166	15,150,036	15,159,188	-0.6%	0.1%	0.1%
Cedar Creek Township	656,027	745,390	729,248	13.6%	-2.2%	-2.2%
Center Township	622,045	624,936	616,064	0.5%	-1.4%	-1.4%
Eagle Creek Township	144,865	147,092	146,520	1.5%	-0.4%	-0.4%
Hanover Township	360,714	396,511	385,608	9.9%	-2.7%	-2.7%
Hobart Township	601,600	600,793	554,958	-0.1%	-7.6%	-7.6%
North Township	4,860,224	4,936,000	4,871,256	1.6%	-1.3%	-1.3%
Ross Township	1,067,274	1,092,425	1,091,342	2.4%	-0.1%	-0.1%
St. John Township	724,991	727,480	708,837	0.3%	-2.6%	-2.6%
West Creek Township	303,627	307,033	303,118	1.1%	-1.3%	-1.3%
Winfield Township	356,339	358,882	350,064	0.7%	-2.5%	-2.5%
Gary Civil City	71,297,160	69,568,211	63,064,081	-2.4%	-9.3%	-4.1%
Hammond Civil City	45,375,439	44,997,868	39,830,971	-0.8%	-11.5%	-1.5%
East Chicago Civil City	47,658,022	47,156,653	37,078,926	-1.1%	-21.4%	-15.3%
Hobart Civil City	16,250,069	15,632,991	15,446,724	-3.8%	-1.2%	1.3%
Crown Point Civil City	9,419,747	9,775,189	9,519,880	3.8%	-2.6%	-0.5%
Whiting Civil City	6,930,525	6,989,729	6,386,270	0.9%	-8.6%	-2.4%
Lake Station Civil City	5,052,092	4,133,314	4,613,928	-18.2%	11.6%	16.0%
Cedar Lake Civil Town	2,331,322	2,584,470	2,506,210	10.9%	-3.0%	-1.9%
Griffith Civil Town	6,073,732	6,168,696	5,860,095	1.6%	-5.0%	-2.0%
Highland Civil Town	8,139,140	7,936,034	7,610,699	-2.5%	-4.1%	-0.8%
Munster Civil Town	10,731,625	12,579,848	10,657,098	17.2%	-15.3%	-13.8%
Merrillville Civil Town	8,644,286	8,210,115	8,020,569	-5.0%	-2.3%	-0.1%
Dyer Civil Town	5,327,650	6,650,935	5,407,419	24.8%	-18.7%	-17.8%
Lowell Civil Town	2,763,903	2,753,527	2,714,237	-0.4%	-1.4%	-0.2%
New Chicago Civil Town	307,423	307,467	307,355	0.0%	0.0%	0.0%
St. John Civil Town	5,045,892	4,617,174	4,988,978	-8.5%	8.1%	9.2%
Schererville Civil Town	9,311,688	9,374,007	9,713,884	0.7%	3.6%	4.5%
Schneider Civil Town	126,546	126,538	126,530	0.0%	0.0%	0.0%
Winfield Civil Town	553,710	552,378	854,956	-0.2%	54.8%	54.8%
Hanover Community School Corporation	9,128,253	9,659,388	6,439,010	5.8%	-33.3%	3.1%
River Forest Community School Corporation	2,833,395	5,387,254	2,805,305	90.1%	-47.9%	-31.7%
Merrillville School Corporation	51,951,265	50,590,874	34,649,877	-2.6%	-31.5%	4.5%
Lake Central School Corporation	41,151,717	54,335,336	21,125,319	32.0%	-61.1%	-24.9%
Tri Creek School Corporation	16,012,626	16,326,315	11,743,243	2.0%	-28.1%	20.6%
Lake Ridge School Corporation	7,122,164	8,450,627	5,737,557	18.7%	-32.1%	-1.8%
Crown Point Community School Corporation	32,960,217	40,963,930	22,800,251	24.3%	-44.3%	-6.3%
East Chicago City School Corporation	32,053,098	37,418,234	24,303,942	16.7%	-35.0%	-11.1%
Lake Station School Corporation	3,260,174	3,062,960	2,246,229	-6.0%	-26.7%	13.0%
Gary Community School Corporation	50,275,925	51,708,663	28,527,702	2.8%	-44.8%	13.3%
Griffith Public School Corporation	9,961,479	11,332,812	8,398,518	13.8%	-25.9%	22.6%
Hammond City School Corporation	49,776,448	51,834,514	36,229,753	4.1%	-30.1%	-1.9%
Highland Town School Corporation	15,158,623	16,094,285	7,271,197	6.2%	-54.8%	10.7%
School City Of Hobart School Corporation	13,944,600	14,276,777	9,290,843	2.4%	-34.9%	-0.8%
Munster Community School Corporation	23,721,111	25,437,512	13,986,217	7.2%	-45.0%	-5.4%
Whiting City School Corporation	6,574,291	5,378,988	2,456,148	-18.2%	-54.3%	30.3%
East Chicago Public Library	5,094,820	5,095,271	5,095,594	0.0%	0.0%	0.0%
Gary Public Library	7,137,480	7,057,589	6,619,243	-1.1%	-6.2%	-6.2%
Hammond Public Library	4,874,332	4,880,858	4,757,053	0.1%	-2.5%	-2.5%
Lowell Public Library	1,142,667	1,068,546	1,063,294	-6.5%	-0.5%	-0.5%
Whiting Public Library	1,024,870	989,250	1,024,633	-3.5%	3.6%	3.6%
Lake County Public Library	13,601,589	10,482,988	11,861,443	-22.9%	13.1%	13.1%
Crown Point Community Public Library	1,355,348	1,319,724	1,320,331	-2.6%	0.0%	0.0%
East Chicago Sanitary District	13,834,229	13,905,314	11,753,079	0.5%	-15.5%	-15.5%
Gary Sanitary District	10,876,780	9,855,202	9,497,343	-9.4%	-3.6%	-3.6%
Hammond Sanitary District	6,920,342	8,457,675	7,867,078	22.2%	-7.0%	-7.0%
Highland Sanitary District	284,503	752,770	806,590	164.6%	7.1%	7.1%
Whiting Sanitary District	2,931,683	2,893,355	2,794,390	-1.3%	-3.4%	-3.4%
Gary Airport	1,738,899	1,669,523	1,657,731	-4.0%	-0.7%	-0.7%
Gary Redevelopment	273,354	272,283	238,115	-0.4%	-12.5%	-12.5%
Hammond Redevelopment	459,671	457,580	457,801	-0.5%	0.0%	0.0%
Gary Public Transportation	3,907,354	4,079,462	3,889,205	4.4%	-4.7%	-4.7%
Dyer Water Works	3,933	0	0	-100.0%	0.0%	0.0%
Highland Water District	0	0	0	0.0%	0.0%	0.0%
Schererville Waterworks	31,359	26,665	29,448	-15.0%	10.4%	10.4%
Winfield Waterworks	398,035	389,188	416,076	-2.2%	6.9%	6.9%
St. John Water District	461,829	462,854	458,853	0.2%	-0.9%	-0.9%
Town Of Dyer Sanitary District	216,192	215,695	215,579	-0.2%	-0.1%	-0.1%
St. John Sanitary District	1,001,515	767,203	736,252	-23.4%	-4.0%	-4.0%
Lake Ridge Fire Protection	4,738,206	4,718,500	4,719,897	-0.4%	0.0%	0.0%
Lake County Solid Waste Management District	1,157,735	1,096,296	938,852	-5.3%	-14.4%	-14.4%
Gary Storm Water Management	542,057	329,276	315,878	-39.3%	-4.1%	-4.1%
Cedar Lake Town Redevelopment Commission	12,774	0	0	-100.0%	0.0%	0.0%
Hammond Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Hobart Redevelopment Commission	11,379	17,275	0	51.8%	-100.0%	-100.0%
Dyer Redevelopment Commission	226,375	393,780	0	74.0%	-100.0%	-100.0%
Merrillville Redevelopment Commission	123,648	0	0	-100.0%	0.0%	0.0%
Lake County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Schererville Redevelopment Commission	320,995	342,212	0	6.6%	-100.0%	-100.0%
Whiting Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Town Of St. John Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Crown Point Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Gary Redevelopment Commission	258,258	373,763	371,912	44.7%	-0.5%	-0.5%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Lake County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Calumet Township	200.1	170.6	-14.7%	8,710,940	6,269,888	-28.0%	4.3533	3.6750	17.71%	41.81%	6.94%	0.00%	0.00%
Calumet Township Gary Sanitary	17.9	18.3	2.2%	849,472	745,505	-12.2%	4.7463	4.0775	17.06%	41.87%	6.94%	0.00%	0.00%
Gary Co Calumet Twp Lake Ridge School	109.5	91.9	-16.1%	8,426,857	6,177,439	-26.7%	7.6976	6.7232	16.04%	46.40%	6.94%	0.00%	0.00%
Gary Corp Calumet Twp Gary School	2276.4	2183.5	-4.1%	173,663,386	135,119,761	-22.2%	7.6290	6.1882	19.86%	50.24%	6.94%	0.00%	0.00%
Lake Station Corp Calumet Twp	3.4	3.6	5.2%	147,801	157,648	6.7%	4.3516	4.4140	17.24%	47.57%	6.94%	0.00%	0.00%
Griffith Corp Calumet Twp	687.6	580.8	-15.5%	27,643,043	20,867,911	-24.5%	4.0203	3.5930	16.88%	43.66%	6.94%	0.00%	0.00%
Cedar Creek Township	360.2	290.0	-19.5%	9,374,462	5,955,161	-36.5%	2.6029	2.0536	18.37%	41.34%	6.94%	0.00%	0.00%
Lowell Corp Cedar Creek Twp	299.6	251.3	-16.1%	9,698,018	6,906,058	-28.8%	3.2375	2.7486	17.57%	43.74%	6.94%	0.00%	0.00%
Eagle Creek Township	125.7	120.6	-4.0%	3,246,201	2,411,309	-25.7%	2.5828	1.9990	18.41%	41.26%	6.94%	0.00%	0.00%
Hanover Township	184.9	152.3	-17.6%	4,779,469	2,939,181	-38.5%	2.5843	1.9295	15.84%	37.96%	6.94%	0.00%	0.00%
Cedar Lake Corp Hanover Twp	283.2	254.2	-10.2%	8,538,235	6,106,091	-28.5%	3.0147	2.4019	15.44%	39.75%	6.94%	0.00%	0.00%
Saint John Corp Hanover Twp	215.1	182.8	-15.0%	6,368,758	4,543,584	-28.7%	2.9604	2.4861	15.39%	39.32%	6.94%	0.00%	0.00%
Hobart Township	22.4	20.0	-11.0%	801,650	467,384	-41.7%	3.5728	2.3404	14.53%	36.24%	6.94%	0.00%	0.00%
Gary Corp Hobart Twp River Forest School	5.2	4.2	-18.1%	371,333	246,833	-33.5%	7.1780	5.8239	14.25%	44.38%	6.94%	0.00%	0.00%
Hobart Corp Hobart Twp Hobart City School	877.3	692.7	-21.0%	32,308,602	22,077,786	-31.7%	3.6829	3.1874	16.99%	43.05%	6.94%	0.00%	0.00%
Hobart Corp Hobart Hobart City Sch Gary Sanitary	2.1	1.3	-39.0%	87,540	47,034	-46.3%	4.0759	3.5899	16.29%	43.00%	6.94%	0.00%	0.00%
Lake Station Corp Hobart Twp River Forest Sch	77.7	60.3	-22.4%	3,871,058	2,586,467	-33.2%	4.9828	4.2895	14.78%	41.81%	6.94%	0.00%	0.00%
Lake Station Corp Hobart Twp Lake Station Sch	210.8	172.7	-18.1%	8,307,467	6,872,438	-17.3%	3.9408	3.9802	17.34%	46.46%	6.94%	0.00%	0.00%
New Chicago Corp (Hobart)	43.7	36.0	-17.5%	1,863,597	1,149,574	-38.3%	4.2677	3.1925	14.80%	39.75%	6.94%	0.00%	0.00%
Hammond Corp (North)	2465.6	2173.6	-11.8%	132,873,479	97,128,603	-26.9%	5.3892	4.4685	15.30%	44.05%	6.94%	0.00%	0.00%
East Chicago Corp (North)	1270.4	1227.7	-3.4%	116,762,193	90,854,812	-22.2%	9.1913	7.4004	16.14%	48.49%	6.94%	0.00%	0.00%
Whiting Corp (North)	324.7	354.5	9.2%	19,635,732	15,073,920	-23.2%	6.0469	4.2523	20.16%	49.40%	6.94%	0.00%	0.00%
Highland Corp (North)	1389.3	1079.6	-22.3%	40,325,760	24,052,649	-40.4%	2.9025	2.2280	21.44%	45.24%	6.94%	0.00%	0.00%
Munster Corp (North)	1955.3	1505.0	-23.0%	63,603,114	39,477,009	-37.9%	3.2528	2.6230	15.50%	39.63%	6.94%	0.00%	0.00%
Ross Township	25.0	22.1	-11.5%	702,569	452,363	-35.6%	2.8126	2.0473	17.27%	38.65%	6.94%	0.00%	0.00%
Crown Point Corp Ross Twp	362.4	281.5	-22.3%	12,238,260	7,587,381	-38.0%	3.3768	2.6957	16.51%	40.51%	6.94%	0.00%	0.00%
Merrillville Corp Ross Twp	1943.1	1789.8	-7.9%	62,150,130	44,162,177	-28.9%	3.1985	2.4674	16.74%	40.03%	6.94%	0.00%	0.00%
Merrillville Corp Ross Twp Gary Sanitary	99.1	72.3	-27.1%	3,560,195	2,074,186	-41.7%	3.5915	2.8699	15.98%	40.33%	6.94%	0.00%	0.00%
Saint John Township	302.1	221.5	-26.7%	6,689,993	2,996,922	-55.2%	2.2143	1.3533	20.51%	43.18%	6.94%	0.00%	0.00%
Griffith Corp Saint John Twp	23.3	36.3	55.5%	705,741	812,862	15.2%	3.0238	2.2398	18.78%	45.84%	6.94%	0.00%	0.00%
Dyer Corp (Saint John)	1107.0	797.9	-27.9%	31,953,199	16,654,508	-47.9%	2.8865	2.0873	17.23%	41.08%	6.94%	0.00%	0.00%
Saint John Corp Saint John Twp	906.9	674.0	-25.7%	23,746,239	13,009,650	-45.2%	2.6183	1.9302	19.02%	43.45%	6.94%	0.00%	0.00%
Schererville Corp (Saint John)	2313.3	1808.5	-21.8%	59,583,776	32,809,876	-44.9%	2.5757	1.8142	19.36%	43.96%	6.94%	0.00%	0.00%
West Creek Township	272.8	234.9	-13.9%	6,969,499	4,645,617	-33.3%	2.5544	1.9774	18.48%	41.18%	6.94%	0.00%	0.00%
Lowell Corp West Creek Twp	100.9	96.9	-4.0%	3,240,934	2,644,029	-18.4%	3.2122	2.7292	17.65%	43.79%	6.94%	0.00%	0.00%
Schneider Corp (West Creek)	10.0	8.7	-13.2%	379,598	304,379	-19.8%	3.7902	3.4997	17.79%	46.92%	6.94%	0.00%	0.00%
Center Township	489.3	400.7	-18.1%	12,938,476	7,101,456	-45.1%	2.6442	1.7722	17.33%	39.52%	6.94%	0.00%	0.00%
Crown Point Corp Center Twp	1320.0	1152.8	-12.7%	41,516,561	26,967,293	-35.0%	3.1451	2.3392	16.38%	40.62%	6.94%	0.00%	0.00%
Cedar Lake Corp Center Twp	218.1	185.8	-14.8%	6,721,327	4,178,307	-37.8%	3.0817	2.2483	16.50%	40.54%	6.94%	0.00%	0.00%
Winfield Township	306.7	232.2	-24.3%	8,119,816	4,143,277	-49.0%	2.6477	1.7842	17.33%	39.54%	6.94%	0.00%	0.00%
Hobart Corp Hobart Twp River Forest School	68.7	56.8	-17.4%	3,119,152	1,949,002	-37.5%	4.5375	3.4335	14.24%	39.30%	6.94%	0.00%	0.00%
Hobart Corp Ross Twp	519.0	511.1	-1.5%	19,542,801	16,007,827	-18.1%	3.7658	3.1321	16.40%	42.14%	6.94%	0.00%	0.00%
Winfield Corp (Winfield)	295.5	247.3	-16.3%	8,082,130	4,936,308	-38.9%	2.7350	1.9961	16.85%	39.06%	6.94%	0.00%	0.00%
Hobart Corp Ross (TIF Only)	0.0	0.0	0.0%	0	0		0.9701	1.0958	13.21%	50.50%	6.94%	0.00%	0.00%
Saint John Township Schererville Water	233.9	161.2	-31.1%	5,179,600	2,182,165	-57.9%	2.2143	1.3533	20.51%	43.18%	6.94%	0.00%	0.00%
Winfield Corp Winfield Water District	50.6	34.4	-31.9%	1,410,494	716,958	-49.2%	2.7877	2.0816	16.53%	38.68%	6.94%	0.00%	0.00%
Saint John Twp Saint John Water	44.5	30.8	-30.8%	1,008,141	438,696	-56.5%	2.2659	1.4245	20.34%	43.34%	6.94%	0.00%	0.00%
Crown Point - St. John Twp	5.9	6.3	6.7%	159,700	118,871	-25.6%	2.7116	1.8919	18.86%	43.83%	6.94%	0.00%	0.00%
Cedar Lake - West Creek Twp	0.0	0.0	-63.6%	1,143	345	-69.8%	3.0399	2.5127	17.17%	42.58%	6.94%	0.00%	0.00%
Cedar Lake - Cedar Creek Twp	0.1	0.1	5.0%	2,955	2,562	-13.3%	3.0652	2.5321	17.48%	42.02%	6.94%	0.00%	0.00%
St. John - Center Twp.	0.1	1.6	2498.4%	1,869	37,429	1903.0%	3.0536	2.3537	16.40%	40.42%	6.94%	0.00%	0.00%
County Totals/Averages	**24,426.5**	**20,693.0**	**-15.3%**	**1,001,982,464**	**695,168,492**	**-30.6%**	**4.1061**	**3.3578**	**17.42%**	**43.07%**	**6.94%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Lake County 2009 Circuit Breaker Cap Credits

Taxing District	Total Abstract Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
45001 - Calumet Township	6,272,289	1,071	24,418	0	115	25,604
45002 - Calumet Township Gary Sanitary	745,506	0	52,840	0	0	52,840
45003 - Gary Corp Calumet Twp Lake Ridge School	6,192,023	8,117	330,101	698,657	66	1,036,941
45004 - Gary Corp Calumet Twp Gary Sch	135,217,877	1,827,113	15,039,485	15,990,366	33,077	32,890,041
45005 - Lake Station Corp Calumet Twp	157,648	0	0	0	0	0
45006 - Griffith Corp Calumet Twp	20,877,945	738	0	0	10,496	11,234
45007 - Cedar Creek Township	5,959,018	0	0	0	0	0
45008 - Lowell Corp Cedar Creek Twp	6,909,673	0	0	0	1,769	1,769
45012 - Eagle Creek Township	2,411,615	0	0	0	0	0
45013 - Hanover Township	2,940,190	0	0	0	0	0
45014 - Cedar Lake Corp Hanover Twp	6,111,291	0	0	0	1,094	1,094
45015 - Saint John Corp Hanover Twp	4,544,217	0	0	0	571	571
45016 - Hobart Township	467,397	0	0	0	0	0
45017 - Gary Corp Hobart Twp River Forest School	246,946	851	12,771	18,857	0	32,479
45018 - Hobart Corp Hobart Twp Hobart City School	22,088,579	832	0	0	2,703	3,536
45019 - Hobart Corp Hobart Hobart City Sch Gary Sanitary	47,034	0	0	0	0	0
45020 - Lake Station Corp Hobart Twp River Forest School	2,587,708	0	118,555	0	0	118,555
45021 - Lake Station Corp Hobart Twp Lake Station School	6,878,310	67	210,185	0	1,316	211,568
45022 - New Chicago Corp (Hobart)	1,150,592	259	0	0	0	259
45023 - Hammond Corp (North)	97,222,630	76,973	3,495,820	0	21,484	3,594,277
45024 - East Chicago Corp (North)	90,942,185	916,903	4,774,731	19,271,362	15,664	24,978,659
45025 - Whiting Corp (North)	15,271,710	72,339	377,099	908,989	1,989	1,360,415
45026 - Highland Corp (North)	24,078,876	0	0	0	5,431	5,431
45027 - Munster Corp (North)	39,511,224	554	0	0	819	1,373
45028 - Ross Township	452,396	0	0	0	0	0
45029 - Crown Point Corp Ross Twp	7,588,661	445	0	0	26	471
45030 - Merrillville Corp Ross Twp	44,200,239	0	0	0	131	131
45031 - Merrillville Corp Ross Twp Gary Sanitary	2,075,081	0	0	0	0	0
45032 - Saint John Township	2,998,077	0	0	0	0	0
45033 - Griffith Corp Saint John Twp	813,120	0	0	0	0	0
45034 - Dyer Corp (Saint John)	16,671,174	0	0	0	0	0
45035 - Saint John Corp Saint John Twp	13,013,346	0	0	0	0	0
45036 - Schererville Corp (Saint John)	32,827,526	0	0	0	53	53
45037 - West Creek Township	4,646,106	0	0	0	23	23
45038 - Lowell Corp West Creek Twp	2,644,548	0	0	0	533	533
45039 - Schneider Corp (West Creek)	304,397	0	3,488	0	0	3,488
45041 - Center Township	7,103,381	0	0	0	893	893
45042 - Crown Point Corp Center Twp	26,975,609	6	0	0	387	393
45043 - Cedar Lake Corp Center Twp	4,178,815	0	0	0	1,363	1,363
45044 - Winfield Township	4,143,969	0	0	0	37	37
45045 - Hobart Corp Hobart Twp River Forest School	1,950,324	0	0	0	0	0
45046 - Hobart Corp Ross Twp	16,021,255	0	0	0	365	365
45047 - Winfield Corp (Winfield)	4,939,012	0	0	0	0	0
45050 - Saint John Township Schererville Water	2,185,696	0	0	0	0	0
45054 - Winfield Corp Winfield Water District	716,958	0	0	0	0	0
45055 - Saint John Twp Saint John Water	438,828	0	0	0	0	0
45056 - Crown Point - St. John Twp	118,998	0	0	0	0	0
45057 - Cedar Lake - West Creek Twp	665	0	0	0	0	0
45058 - Cedar Lake - Cedar Creek Twp	2,562	0	0	0	0	0
45059 - St. John - Center Twp	37,429	0	0	0	0	0
TIF Districts	58,770,076	33,690	1,819,803	4,064,997	610	5,919,100
Total - All Taxing Units & TIF	**754,650,732**	**2,939,956**	**26,259,297**	**40,953,228**	**101,014**	**70,253,494**

Notes: 1. Taxing district detail is presented for this county because the circuit breaker breakdown by unit is not currently available.
2. 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.
3. The *Total Abstract Levy by District* is gross property taxes charged, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
4. Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.
5. Numbers may not total due to rounding.

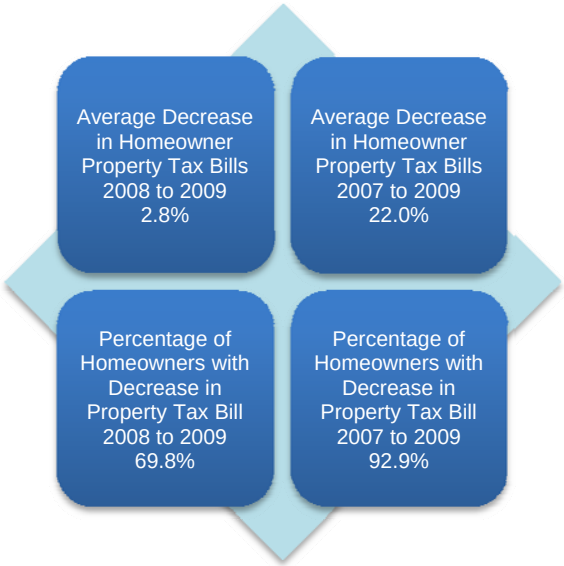
2009 LAWRENCE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Lawrence County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,163	9.7%	289	2.4%
10% to 19%	1,267	10.6%	107	0.9%
1% to 9%	984	8.2%	251	2.1%
0%	200	1.7%	203	1.7%
-1% to -9%	2,794	23.3%	888	7.4%
-10% to -19%	1,584	13.2%	2,017	16.8%
-20% to -29%	1,269	10.6%	3,152	26.3%
-30% to -39%	907	7.6%	2,043	17.1%
-40% to -49%	295	2.5%	1,170	9.8%
-50% to -59%	221	1.8%	361	3.0%
-60% to -69%	200	1.7%	255	2.1%
-70% to -79%	172	1.4%	242	2.0%
-80% to -89%	182	1.5%	210	1.8%
-90% to -99%	130	1.1%	177	1.5%
-100%	604	5.0%	607	5.1%
Total	11,972	100.0%	11,972	100.0%
Higher Tax Bill	3,414	28.5%	647	5.4%
No Change	200	1.7%	203	1.7%
Lower Tax Bill	8,358	69.8%	11,122	92.9%
Average Change in Tax Bill	-2.8%		-22.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Lawrence County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-18.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.5%	-30.6%
State PTRC Percentage, 2008	19.7%	20.1%
Total State Homestead Credit, 2008	43.6%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Lawrence County decreased by 2.8%. Lawrence County's net assessed value fell by more than the state average, which caused a smaller-than-average decrease in tax rates. This was offset by a reduction in tax levies by Lawrence County local units. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Lawrence County did not adopt a local option income tax for property tax relief, and few Lawrence County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially

2009 Property Tax Changes:

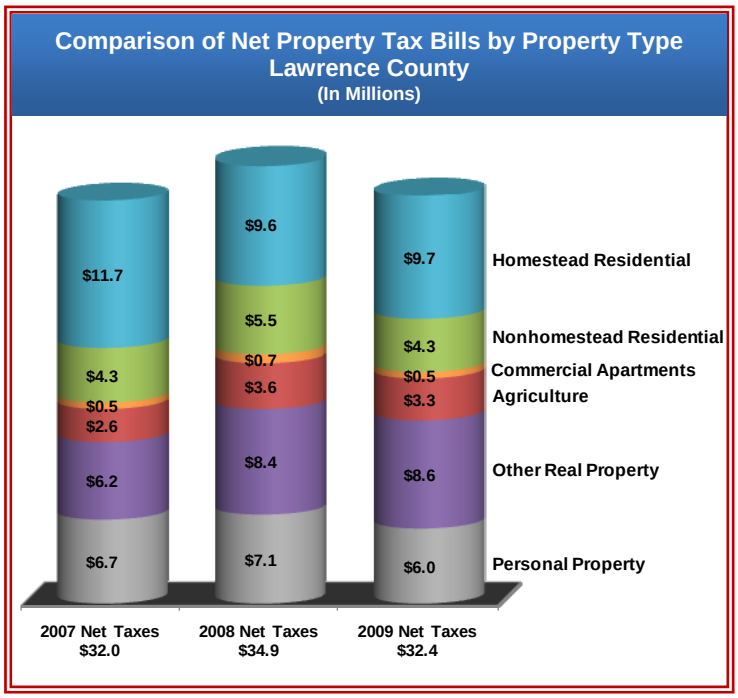
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

lower in 2009 compared to 2007 in Lawrence County, as they were in almost all Indiana counties.



In Lawrence County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 21.8% decline in average property tax bills. Average tax bills on commercial apartments decreased 28.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 8.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 2.4%. Personal property, which is largely business equipment, saw a 15.5% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Lawrence County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$41,986,026***	***$49,006,526***	***$33,583,406***	***16.7%***	***-31.5%***	***-8.3%***
State Unit	33,619	35,398	0	5.3%	-100.0%	
Lawrence County	8,268,878	9,078,239	6,674,483	9.8%	-26.5%	-2.4%
Bono Township	13,293	14,913	16,131	12.2%	8.2%	8.2%
Guthrie Township	23,911	24,199	25,724	1.2%	6.3%	6.3%
Indian Creek Township	23,314	25,208	26,190	8.1%	3.9%	3.9%
Marion Township	161,134	163,119	167,000	1.2%	2.4%	2.4%
Marshall Township	62,403	66,879	60,652	7.2%	-9.3%	-9.3%
Perry Township	25,935	29,670	28,814	14.4%	-2.9%	-2.9%
Pleasant Run Township	25,233	27,834	28,098	10.3%	0.9%	0.9%
Shawswick Township	228,728	247,381	249,911	8.2%	1.0%	1.0%
Spice Valley Township	27,578	31,040	32,009	12.6%	3.1%	3.1%
Bedford Civil City	6,666,346	7,049,052	6,857,942	5.7%	-2.7%	4.9%
Mitchell Civil City	893,067	1,072,681	1,059,094	20.1%	-1.3%	0.6%
Oolitic Civil Town	104,414	110,555	113,064	5.9%	2.3%	2.3%
North Lawrence Community School Corporation	16,509,370	21,294,497	10,314,696	29.0%	-51.6%	-27.8%
Mitchell Community School Corporation	6,533,243	7,147,613	5,318,610	9.4%	-25.6%	15.5%
Bedford Public Library	914,947	1,211,350	1,205,742	32.4%	-0.5%	-0.5%
Mitchell Community Public Library	370,991	382,790	404,193	3.2%	5.6%	5.6%
Lawrence County Solid Waste Mgt. District	1,099,622	994,108	1,001,053	-9.6%	0.7%	0.7%
Lawrence County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Lawrence County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bono Township	23.4	20.3	-13.2%	655,570	526,106	-19.7%	2.8029	2.5928	20.20%	40.90%	7.87%	0.00%	0.00%
Guthrie Township	36.3	30.9	-14.9%	1,011,085	620,545	-38.6%	2.7826	2.0070	19.95%	41.26%	7.87%	0.00%	0.00%
Indian Creek Township	66.5	51.7	-22.3%	1,831,631	1,019,931	-44.3%	2.7539	1.9745	20.10%	41.37%	7.87%	0.00%	0.00%
Marion Township	200.6	170.6	-15.0%	5,633,128	4,429,737	-21.4%	2.8078	2.5966	19.95%	40.33%	7.87%	0.00%	0.00%
Mitchell City	105.4	82.7	-21.5%	3,984,178	3,162,393	-20.6%	3.7811	3.8241	19.58%	46.53%	7.87%	0.00%	0.00%
Marshall Township	147.0	113.8	-22.6%	4,059,022	2,249,817	-44.6%	2.7615	1.9771	19.98%	41.13%	7.87%	0.00%	0.00%
Perry Township	60.7	50.4	-17.0%	1,677,599	997,907	-40.5%	2.7649	1.9810	20.00%	41.22%	7.87%	0.00%	0.00%
Pleasant Run Township	54.8	44.7	-18.5%	1,515,958	887,476	-41.5%	2.7668	1.9867	20.07%	41.40%	7.87%	0.00%	0.00%
Shawswick Township	166.8	129.7	-22.3%	4,660,165	2,619,303	-43.8%	2.7937	2.0196	19.90%	41.22%	7.87%	0.00%	0.00%
Bedford City	532.3	441.1	-17.1%	21,618,601	15,465,794	-28.5%	4.0615	3.5063	19.28%	47.96%	7.87%	0.00%	0.00%
Oolitic Town	23.3	17.6	-24.3%	747,633	457,069	-38.9%	3.2122	2.5925	19.61%	43.98%	7.87%	0.00%	0.00%
Spice Valley Township-North	20.6	16.7	-18.9%	571,184	332,880	-41.7%	2.7696	1.9899	20.08%	41.46%	7.87%	0.00%	0.00%
Spice Valley Township-South	37.3	31.7	-15.0%	1,041,320	817,574	-21.5%	2.7927	2.5794	20.22%	40.86%	7.87%	0.00%	0.00%
County Totals/Averages	**1,475.0**	**1,201.8**	**-18.5%**	**49,007,073**	**33,586,532**	**-31.5%**	**3.3226**	**2.7946**	**19.66%**	**43.63%**	**7.87%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Lawrence County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Lawrence County	6,674,483	11,739	222,334	21,570	2,502	258,144
Bono Township	16,131	0	268	0	3	271
Guthrie Township	25,724	1	0	0	0	1
Indian Creek Township	26,190	0	0	0	0	0
Marion Township	167,000	43	3,561	1,062	95	4,761
Marshall Township	60,652	0	0	0	0	0
Perry Township	28,814	0	0	0	0	0
Pleasant Run Township	28,098	0	0	0	0	0
Shawswick Township	249,911	539	8,105	98	69	8,811
Spice Valley Township	32,009	2	257	0	8	267
Bedford Civil City	6,857,942	30,620	458,087	5,559	3,678	497,944
Mitchell Civil City	1,059,094	1,811	108,394	45,171	1,348	156,723
Oolitic Civil Town	113,064	0	1,137	0	103	1,241
North Lawrence Community School Corporation	10,314,696	22,667	340,957	4,113	2,907	370,644
Mitchell Community School Corporation	5,318,610	2,509	181,327	61,447	3,450	248,733
Bedford Public Library	1,205,742	2,649	39,852	481	340	43,321
Mitchell Community Public Library	404,193	191	13,780	4,670	262	18,902
Lawrence County Contractual Library	0	0	0	0	0	0
Lawrence County Solid Waste Management District	1,001,053	1,761	33,349	3,235	375	38,721
Lawrence County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**33,583,406**	**74,530**	**1,411,408**	**147,405**	**15,141**	**1,648,483**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

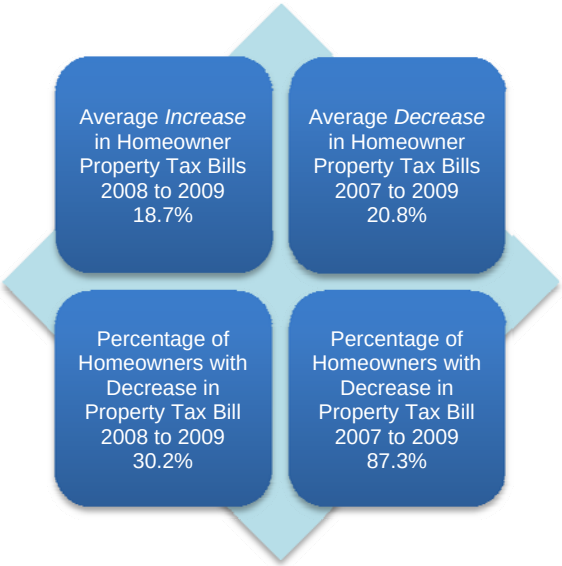
2009 MADISON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency February 2010

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Madison County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	13,199	38.9%	1,141	3.4%
10% to 19%	5,483	16.2%	988	2.9%
1% to 9%	4,615	13.6%	1,847	5.4%
0%	363	1.1%	324	1.0%
-1% to -9%	3,237	9.5%	3,501	10.3%
-10% to -19%	2,163	6.4%	5,717	16.9%
-20% to -29%	1,031	3.0%	7,048	20.8%
-30% to -39%	555	1.6%	5,193	15.3%
-40% to -49%	460	1.4%	3,160	9.3%
-50% to -59%	377	1.1%	1,507	4.4%
-60% to -69%	343	1.0%	736	2.2%
-70% to -79%	326	1.0%	558	1.6%
-80% to -89%	286	0.8%	507	1.5%
-90% to -99%	324	1.0%	492	1.5%
-100%	1156	3.4%	1199	3.5%
Total	33,918	100.0%	33,918	100.0%
Higher Tax Bill	23,297	68.7%	3,976	11.7%
No Change	363	1.1%	324	1.0%
Lower Tax Bill	10,258	30.2%	29,618	87.3%
Average Change in Tax Bill	18.7%		-20.8%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.6% statewide in 2008, and this rate fell to 7.1% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 88 counties reporting.)

Factors Affecting Homeowner Tax Bills	Madison County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-16.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-20.7%	-30.5%
State PTRC Percentage, 2008	18.6%	20.1%
Total State Homestead Credit, 2008	42.6%	39.6%
Total State Homestead Credit, 2009	6.4%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 88 counties available February 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills rose by about 1% from 2008 to 2009. Average homeowner tax bills in Madison County increased by 18.7%. The school general fund and county welfare levies were a smaller share of Madison County's levy in 2008, so their elimination reduced Madison tax rates by less than the state average. Madison County local units increased their levies by more than the state average, which meant that tax rates fell even less. Madison County did not adopt a local option income tax for property tax relief, though some Madison County homeowners were eligible for the

2009 Property Tax Changes:

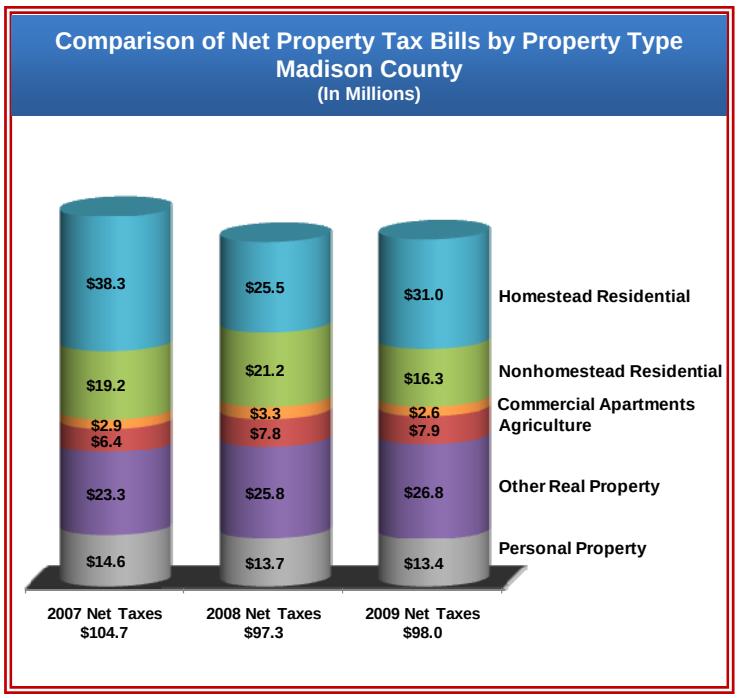
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Madison County, as they were in almost all Indiana counties.



In Madison County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 23.1% decline in average property tax bills. Average tax bills on commercial apartments decreased 21.2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1.3% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 3.9%. Personal property, which is largely business equipment, saw a 2.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Madison County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$139,110,659***	***$148,007,485***	***$112,635,830***	***6.4%***	***-23.9%***	***5.1%***
State Unit	97,975	100,892	0	3.0%	-100.0%	
Madison County	27,898,327	28,363,200	19,700,685	1.7%	-30.5%	4.1%
Adams Township	147,179	134,659	165,928	-8.5%	23.2%	23.2%
Anderson Township	364,390	388,508	403,987	6.6%	4.0%	4.0%
Boone Township	32,196	29,970	30,601	-6.9%	2.1%	2.1%
Duck Creek Township	33,230	33,098	32,513	-0.4%	-1.8%	-1.8%
Fall Creek Township	271,369	310,488	432,002	14.4%	39.1%	39.1%
Green Township	91,808	87,285	100,897	-4.9%	15.6%	15.6%
Jackson Township	27,213	28,199	30,226	3.6%	7.2%	7.2%
Lafayette Township	131,247	100,798	85,671	-23.2%	-15.0%	-15.0%
Monroe Township	172,151	173,424	173,385	0.7%	0.0%	0.0%
Pipe Creek Township	219,685	218,695	223,942	-0.5%	2.4%	2.4%
Richland Township	181,844	187,472	190,876	3.1%	1.8%	1.8%
Stony Creek Township	78,327	80,038	78,208	2.2%	-2.3%	-2.3%
Union Township	322,228	322,265	328,454	0.0%	1.9%	1.9%
Van Buren Township	116,979	94,660	99,306	-19.1%	4.9%	4.9%
Anderson Civil City	24,346,601	24,792,587	26,213,399	1.8%	5.7%	16.0%
Elwood Civil City	3,850,176	3,697,950	3,439,830	-4.0%	-7.0%	0.5%
Alexandria Civil City	2,135,577	2,212,553	2,004,250	3.6%	-9.4%	-2.8%
Chesterfield Civil Town	452,820	452,172	492,964	-0.1%	9.0%	9.0%
Country Club Heights Civil Town	23,144	24,213	27,875	4.6%	15.1%	15.1%
Edgewood Civil Town	210,788	217,009	210,757	3.0%	-2.9%	-2.9%
Frankton Civil Town	141,525	134,931	156,229	-4.7%	15.8%	15.8%
Ingalls Civil Town	214,621	215,893	274,390	0.6%	27.1%	27.1%
Lapel Civil Town	224,664	226,458	244,993	0.8%	8.2%	8.2%
Markleville Civil Town	57,534	56,807	62,046	-1.3%	9.2%	9.2%
Orestes Civil Town	78,569	82,250	85,008	4.7%	3.4%	3.4%
Pendleton Civil Town	1,291,204	1,466,780	1,650,572	13.6%	12.5%	12.5%
River Forest Civil Town	5,460	5,739	3,896	5.1%	-32.1%	-32.1%
Summitville Civil Town	174,848	177,212	188,557	1.4%	6.4%	6.4%
Woodlawn Heights Civil Town	7,067	7,327	6,616	3.7%	-9.7%	-9.7%
Madison-Grant United School Corporation	1,880,410	1,961,665	1,156,591	4.3%	-41.0%	10.2%
Frankton-Lapel Community School Corporation	9,247,632	9,151,407	6,585,638	-1.0%	-28.0%	6.7%
South Madison Community School Corporation	14,523,054	16,304,690	11,063,547	12.3%	-32.1%	3.2%
Alexandria Community School Corporation	4,166,347	4,070,231	1,818,176	-2.3%	-55.3%	-6.3%
Anderson Community School Corporation	34,722,046	40,089,738	25,601,986	15.5%	-36.1%	2.7%
Elwood Community School Corporation	5,598,617	6,229,893	3,481,423	11.3%	-44.1%	-20.6%
Alexandria-Monroe Public Library	395,067	412,104	428,484	4.3%	4.0%	4.0%
Anderson-Anderson, Stoney Crk Union Twp Lib	3,400,614	3,422,189	3,621,286	0.6%	5.8%	5.8%
Pendleton Community Public Library	670,597	799,235	616,174	19.2%	-22.9%	-22.9%
North Madison County Library System	805,475	834,352	855,356	3.6%	2.5%	2.5%
Independence Fire	18,876	19,327	17,666	2.4%	-8.6%	-8.6%
East Central Indiana Solid Waste Mgt. District	235,801	243,822	251,440	3.4%	3.1%	3.1%
City Of Anderson Redevelopment	0	0	0	0.0%	0.0%	0.0%
Pendleton Town Redevelopment Commission	45,377	45,300	0	-0.2%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Madison County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	142.0	116.4	-18.0%	3,412,726	2,577,711	-24.5%	2.4036	2.2148	18.54%	39.08%	6.44%	11.73%	11.73%
Markleville Town	16.2	14.0	-13.9%	435,734	355,709	-18.4%	2.6851	2.5459	18.34%	41.26%	6.44%	11.86%	11.86%
Anderson City - Anderson Township	1459.4	1152.0	-21.1%	63,619,997	52,424,903	-17.6%	4.3593	4.5506	18.68%	46.07%	6.44%	13.70%	13.70%
Country Club Heights	9.3	6.7	-27.9%	292,149	192,925	-34.0%	3.1371	2.8752	19.65%	41.07%	6.44%	12.69%	12.69%
Edgewood Town	63.3	42.9	-32.3%	2,039,415	1,273,375	-37.6%	3.2197	2.9711	20.15%	43.04%	6.44%	12.62%	12.62%
River Forest Town	1.8	1.1	-41.0%	57,116	30,101	-47.3%	3.1985	2.8586	20.18%	42.93%	6.44%	12.60%	12.60%
Woodlawn Heights Town	6.2	4.2	-31.8%	205,449	129,478	-37.0%	3.3060	3.0551	20.05%	43.46%	6.44%	12.54%	12.54%
Boone Township	46.9	44.7	-4.7%	1,100,217	722,192	-34.4%	2.3483	1.6170	23.20%	44.19%	6.44%	11.38%	11.38%
Duck Creek Township - Madison	30.6	30.7	0.4%	722,905	502,831	-30.4%	2.3641	1.6382	23.06%	44.05%	6.44%	11.26%	11.26%
Duck Creek Twp - Elwood School	9.1	8.5	-6.1%	278,651	192,866	-30.8%	3.0733	2.2663	17.11%	37.59%	6.44%	14.98%	14.98%
Elwood City - Duck Creek Twp	2.1	1.8	-16.2%	100,359	72,085	-28.2%	4.6790	4.0087	15.41%	41.37%	6.44%	15.31%	15.31%
Fall Creek Township	294.5	221.6	-24.8%	7,752,564	5,695,895	-26.5%	2.6321	2.5706	17.08%	37.72%	6.44%	11.65%	11.65%
Pendleton Town	167.8	147.5	-12.1%	5,175,362	4,332,988	-16.3%	3.0845	2.9376	16.63%	39.99%	6.44%	12.53%	12.53%
Green Township	193.6	158.0	-18.4%	4,746,201	3,535,571	-25.5%	2.4513	2.2382	18.08%	38.45%	6.44%	11.78%	11.78%
Ingalls Town	36.2	38.7	6.9%	1,091,915	1,181,122	8.2%	3.0192	3.0554	16.20%	38.56%	6.44%	11.19%	11.19%
Jackson Township	89.1	75.5	-15.2%	2,327,166	1,702,995	-26.8%	2.6133	2.2551	18.21%	38.43%	6.44%	10.95%	10.95%
Lafayette Twp-W Central School	135.7	113.8	-16.1%	3,754,052	2,757,681	-26.5%	2.7659	2.4225	17.82%	38.87%	6.44%	11.09%	11.09%
Lafayette Twp - Anderson School	2.6	2.3	-12.5%	74,262	54,771	-26.2%	2.8655	2.4153	20.34%	40.27%	6.44%	12.99%	12.99%
Anderson City-Lafayette Twp	40.2	37.4	-6.9%	1,757,402	1,703,581	-3.1%	4.3702	4.5491	18.61%	45.94%	6.44%	14.05%	14.05%
Frankton Town - Lafayette Twp	8.4	6.3	-24.7%	262,090	188,977	-27.9%	3.1344	2.9998	17.55%	41.00%	6.44%	11.40%	11.40%
Monroe Township	136.5	138.4	1.4%	3,154,551	2,047,904	-35.1%	2.3118	1.4797	24.65%	45.24%	6.44%	12.11%	12.11%
Alexandria City	134.5	113.8	-15.4%	5,214,639	3,653,204	-29.9%	3.8758	3.2088	21.19%	50.74%	6.44%	13.30%	13.30%
Orestes Town	29.8	41.5	39.3%	744,997	651,848	-12.5%	2.5006	1.5705	23.57%	45.14%	6.44%	11.81%	11.81%
Pipe Cr.Twp.-W.Central School	65.9	64.6	-2.1%	1,856,019	1,607,664	-13.4%	2.8143	2.4889	17.82%	39.26%	6.44%	11.19%	11.19%
Pipe Cr.Twp.-Elwood School	53.9	43.7	-19.0%	1,668,579	1,008,033	-39.6%	3.0965	2.3084	17.13%	37.80%	6.44%	15.15%	15.15%
Elwood City-Pipe Cr.Twp	217.7	199.0	-8.6%	10,203,280	8,009,643	-21.5%	4.6863	4.0255	15.41%	41.40%	6.44%	15.36%	15.36%
Frankton Town-Pipe Cr.Twp	26.1	20.3	-22.2%	817,025	611,149	-25.2%	3.1350	3.0129	17.64%	41.22%	6.44%	10.89%	10.89%
Richland Township	171.1	132.9	-22.3%	4,775,326	3,126,033	-34.5%	2.7902	2.3522	20.61%	40.18%	6.44%	12.87%	12.87%
Anderson City-Richland Twp	19.6	17.5	-10.5%	849,401	792,450	-6.7%	4.3424	4.5283	18.69%	46.02%	6.44%	13.72%	13.72%
Stony Creek Township	103.3	90.0	-12.8%	2,913,931	2,269,411	-22.1%	2.8208	2.5207	17.92%	39.58%	6.44%	11.06%	11.06%
Lapel Town	50.0	40.4	-19.2%	1,613,331	1,240,601	-23.1%	3.2242	3.0699	17.80%	42.19%	6.44%	10.97%	10.97%
Union Township	202.1	158.3	-21.7%	6,170,403	4,257,922	-31.0%	3.0528	2.6895	19.68%	40.41%	6.44%	12.81%	12.81%
Anderson City-Union Twp	1.7	2.1	28.2%	72,631	97,068	33.6%	4.3404	4.5256	18.69%	46.02%	6.44%	13.69%	13.69%
Chesterfield Town	51.5	43.2	-16.2%	1,868,838	1,494,628	-20.0%	3.6267	3.4599	19.64%	44.67%	6.44%	12.26%	12.26%
Van Buren Township	40.6	39.2	-3.6%	1,005,031	683,897	-32.0%	2.4752	1.7466	22.70%	44.60%	6.44%	11.18%	11.18%
Summitville Town	22.8	21.7	-4.8%	724,792	529,911	-26.9%	3.1799	2.4416	21.01%	47.18%	6.44%	10.94%	10.94%
Anderson-Adams	17.4	16.7	-4.0%	693,246	735,980	6.2%	3.9813	4.4045	17.24%	45.91%	6.44%	13.13%	13.13%
Anderson-Fall Creek	22.0	47.4	115.3%	857,038	2,021,492	135.9%	3.8927	4.2638	17.01%	44.98%	6.44%	13.03%	13.03%
Anderson Laf.W.C.	7.4	7.5	0.6%	313,125	333,553	6.5%	4.2256	4.4749	16.82%	44.59%	6.44%	12.90%	12.90%
Pendleton Green	11.5	9.5	-17.9%	316,885	244,260	-22.9%	2.7459	2.5778	0.00%	39.80%	6.44%	9.08%	12.47%
County Totals/Averages	**4,140.5**	**3,471.7**	**-16.2%**	**145,038,800**	**115,044,408**	**-20.7%**	**3.5208**	**3.3149**	**18.60%**	**42.62%**	**6.44%**	**12.85%**	**12.83%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Madison County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Madison County	19,700,685	76,224	1,202,744	916,975	9,459	2,205,402
Adams Tow nship	165,928	47	40	629	25	741
Anderson Tow nship	403,987	3,643	53,560	43,892	381	101,476
Boone Tow nship	30,601	0	0	0	0	0
Duck Creek Tow nship	32,513	6	15	13	1	35
Fall Creek Tow nship	432,002	165	1,802	197	116	2,280
Green Tow nship	100,897	39	704	0	7	750
Jackson Tow nship	30,226	0	0	0	1	1
Lafayette Tow nship	85,671	67	1,753	2,151	16	3,986
Monroe Tow nship	173,385	21	1,041	0	22	1,083
Pipe Creek Tow nship	223,942	131	7,607	4,329	8	12,075
Richland Tow nship	190,876	226	209	137	70	641
Stony Creek Tow nship	78,208	61	533	0	14	608
Union Tow nship	328,454	208	3,588	32	84	3,912
Van Buren Tow nship	99,306	0	0	0	0	0
Anderson Civil City	26,213,399	246,831	3,440,243	3,093,356	22,591	6,803,021
Elw ood Civil City	3,439,830	4,361	286,091	172,721	199	463,373
Alexandria Civil City	2,004,250	2,448	122,319	0	1,648	126,415
Chesterfield Civil Tow n	492,964	848	42,405	0	409	43,662
Country Club Heights Civil Tow n	27,875	0	180	0	0	180
Edgew ood Civil Tow n	210,757	392	4,901	0	267	5,560
Frankton Civil Tow n	156,229	0	6,906	0	0	6,906
Ingalls Civil Tow n	274,390	281	28,739	0	0	29,020
Lapel Civil Tow n	244,993	228	11,251	0	197	11,675
Markleville Civil Tow n	62,046	0	185	0	45	230
Orestes Civil Tow n	85,008	0	0	0	0	0
Pendleton Civil Tow n	1,650,572	1,566	43,310	0	848	45,725
River Forest Civil Tow n	3,896	0	0	0	0	0
Summitville Civil Tow n	188,557	0	0	0	0	0
Woodlaw n Heights Civil Tow n	6,616	0	137	0	0	137
Madison-Grant United School Corporation	1,156,591	0	0	0	13	13
Frankton-Lapel Community School Corporation	6,585,638	3,245	83,334	9,785	1,229	97,592
South Madison Community School Corporation	11,063,547	5,809	149,239	151,659	2,847	309,555
Alexandria Community School Corporation	1,818,176	846	42,294	0	615	43,755
Anderson Community School Corporation	25,601,986	197,279	2,749,683	2,232,278	20,332	5,199,572
Elw ood Community School Corporation	3,481,423	3,578	229,970	138,839	160	372,547
Alexandria-Monroe Public Library	428,484	199	9,969	0	145	10,313
Anderson, Stoney Creek Union Tow nship Library	3,621,286	27,772	390,825	320,790	2,838	742,225
Elw ood Public Library	0	0	0	0	0	0
Pendleton Community Public Library	616,174	327	9,100	6,384	153	15,963
North Madison County Library System	855,356	500	27,758	14,885	65	43,208
Independence Fire	17,666	0	367	0	0	367
Anderson Redevelopment Commission	0	0	0	0	0	0
City Of Anderson Sanitary District	0	0	0	0	0	0
Chesterfield Park	0	0	0	0	0	0
Pendleton Park	0	0	0	0	0	0
East Central Indiana Solid Waste	251,440	970	15,297	11,660	120	28,048
Pendleton Fallcreek Park & Recreations	0	0	0	0	0	0
City of Anderson Redevelopment	0	0	0	0	0	0
Pendleton Tow n Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**112,635,830**	**578,319**	**8,968,098**	**7,120,712**	**64,923**	**16,732,051**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

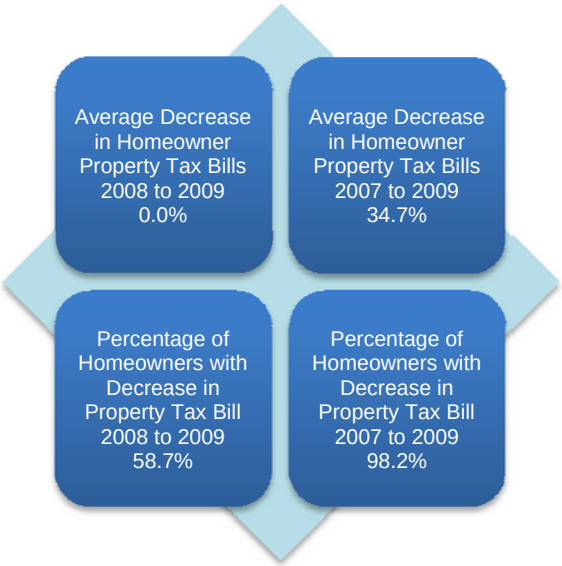
2009 MARION COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Marion County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	14,416	6.9%	2,355	1.1%
10% to 19%	18,533	8.9%	328	0.2%
1% to 9%	52,389	25.1%	725	0.3%
0%	832	0.4%	391	0.2%
-1% to -9%	50,221	24.1%	2,513	1.2%
-10% to -19%	29,561	14.2%	9,184	4.4%
-20% to -29%	24,380	11.7%	32,828	15.7%
-30% to -39%	6,939	3.3%	76,121	36.5%
-40% to -49%	2,413	1.2%	43,975	21.1%
-50% to -59%	1,464	0.7%	26,363	12.6%
-60% to -69%	1,365	0.7%	4,438	2.1%
-70% to -79%	1,143	0.5%	2,414	1.2%
-80% to -89%	958	0.5%	1,895	0.9%
-90% to -99%	696	0.3%	1,410	0.7%
-100%	3486	1.7%	3856	1.8%
Total	208,796	100.0%	208,796	100.0%
Higher Tax Bill	85,338	40.9%	3,408	1.6%
No Change	832	0.4%	391	0.2%
Lower Tax Bill	122,626	58.7%	204,997	98.2%
Average Change in Tax Bill	0.0%		-34.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Marion County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.5%	-30.6%
State PTRC Percentage, 2008	18.8%	20.1%
Total State Homestead Credit, 2008	39.7%	39.5%
Total State Homestead Credit, 2009	7.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Marion County were almost unchanged. While many homeowner tax bills increased and many more were reduced, the total dollar amount of the additional tax was about the same as the total dollar amount of tax reductions. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state

2009 Property Tax Changes:

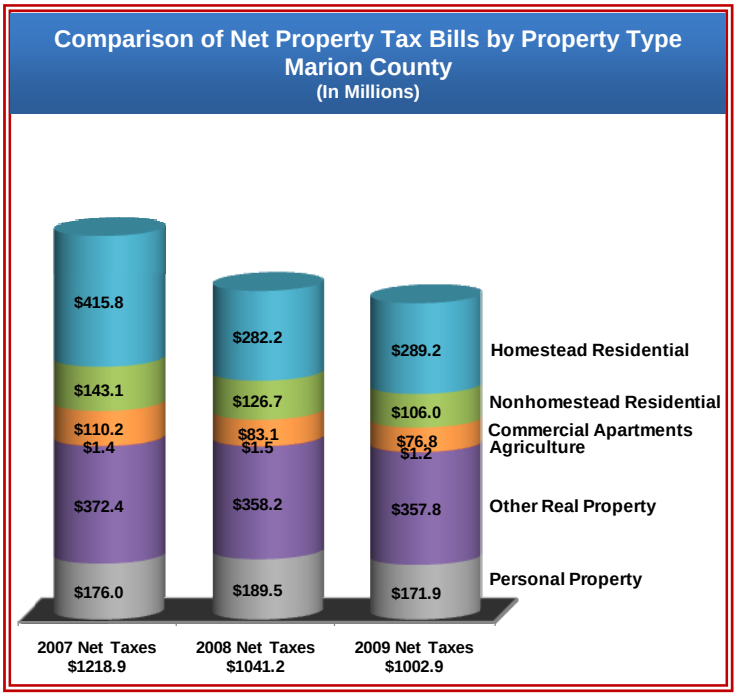
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

homestead credits. Marion County adopted a local option income tax for property tax relief effective in 2008 that continued in 2009. About 3% of Marion County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Marion County, as they were in almost all Indiana counties.

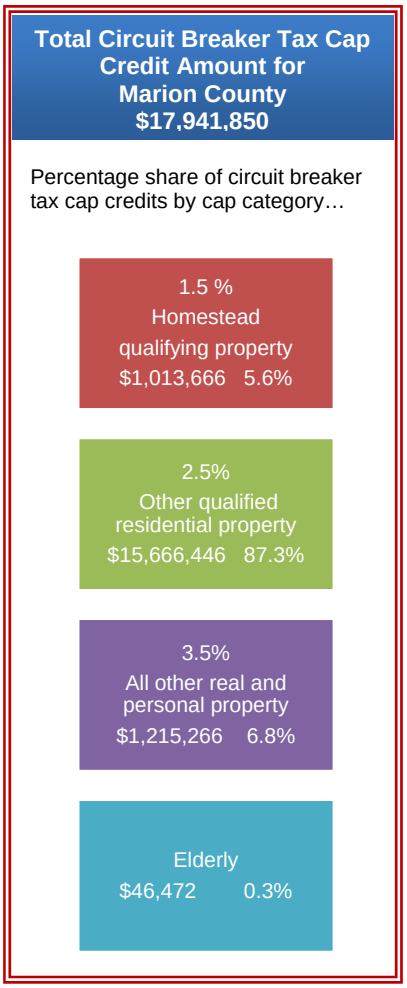


In Marion County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 16.3% decline in average property tax bills. Average tax bills on commercial apartments decreased 7.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 20.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 0.1%. Personal property, which is largely business equipment, saw a 9.3% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Marion County Levy Comparison by Taxing Unit

general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$1,433,394,320***	***$1,374,759,213***	***$931,744,879***	***-4.1%***	***-32.2%***	***-5.6%***
State Unit	1,073,961	1,048,912	0	-2.3%	-100.0%	
Marion County	250,904,247	211,836,565	128,917,860	-15.6%	-39.1%	-9.6%
Center Township	2,823,133	2,828,253	2,701,920	0.2%	-4.5%	-4.5%
Decatur Township	6,910,246	4,900,082	5,348,945	-29.1%	9.2%	9.2%
Franklin Township	9,071,433	8,706,932	8,340,321	-4.0%	-4.2%	-4.2%
Lawrence Township	9,677,639	10,730,568	10,653,866	10.9%	-0.7%	-0.7%
Perry Township	9,873,509	10,801,634	9,215,621	9.4%	-14.7%	-13.4%

Marion County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Indpls City - Center Twp	5909.0	5226.6	-11.5%	209,708,913	143,981,564	-31.3%	3.5490	2.7548	20.30%	43.73%	7.24%	5.23%	5.54%
Beech Grove City - Center Twp	102.3	81.4	-20.5%	4,069,845	3,267,005	-19.7%	3.9774	4.0136	16.37%	40.48%	7.24%	4.50%	4.54%
Decatur Township - Sanitation	973.8	962.7	-1.1%	41,940,010	31,523,052	-24.8%	4.3067	3.2745	9.67%	29.30%	7.24%	1.99%	2.34%
Indpls City - Decatur Twp	2.1	3.4	59.8%	74,700	92,148	23.4%	3.5086	2.7079	20.29%	43.52%	7.24%	5.18%	5.46%
Indpls-Decatur Twp-Police-Outside	50.1	56.2	12.2%	2,336,619	2,019,735	-13.6%	4.6649	3.5937	10.17%	31.22%	7.24%	2.43%	2.89%
Indpls-Decatur Twp-Police & Fire	0.2	0.2	8.0%	9,596	7,680	-20.0%	4.4962	3.3307	11.37%	33.34%	7.24%	2.90%	3.53%
Franklin Twp-Sanitation	2261.3	1772.7	-21.6%	80,932,893	59,944,355	-25.9%	3.5790	3.3816	14.05%	33.56%	7.24%	2.95%	2.52%
Beech Grove City-Franklin Twp	152.6	148.1	-3.0%	6,028,808	5,900,079	-2.1%	3.9504	3.9846	16.32%	40.25%	7.24%	4.45%	4.48%
Beech Grove-Franklin Twp-Franklin Sch	9.0	8.8	-2.2%	374,250	363,423	-2.9%	4.1363	4.1081	15.23%	38.62%	7.24%	4.08%	3.93%
Indpls-Franklin Twp-Fire-Outside	0.2	0.2	35.9%	5,303	6,539	23.3%	3.5224	3.1954	15.28%	36.43%	7.24%	3.59%	3.15%
Franklin Twp-Consol County	10.5	7.0	-33.8%	376,128	235,318	-37.4%	3.5790	3.3816	14.05%	33.56%	7.24%	2.95%	2.52%
Lawrence Twp-Sanitation	4258.6	3491.6	-18.0%	116,136,645	77,622,612	-33.2%	2.7271	2.2231	18.96%	39.21%	7.24%	4.22%	4.22%
Indpls-Lawrence Twp	491.7	386.9	-21.3%	17,222,967	10,465,597	-39.2%	3.5030	2.7053	20.31%	43.45%	7.24%	5.17%	5.44%
Lawrence City	1786.1	1388.3	-22.3%	52,396,821	34,233,006	-34.7%	2.9336	2.4658	19.04%	41.13%	7.24%	4.65%	5.00%
Indpls-Lawrence Twp-Police & Fire	14.4	10.5	-26.9%	452,018	262,429	-41.9%	3.1422	2.4954	19.21%	43.05%	7.24%	5.08%	5.18%
Indpls-Lawrence Twp-Fire-Sanitation	1.6	1.3	-19.8%	45,342	28,428	-37.3%	2.7840	2.1762	19.59%	41.31%	7.24%	4.69%	4.70%
Perry Twp-Sanitation	3544.8	3038.0	-14.3%	106,106,910	74,802,644	-29.5%	2.9933	2.4622	17.78%	37.65%	7.24%	3.87%	3.69%
Indpls-Perry Twp	146.3	132.2	-9.6%	5,128,059	3,577,817	-30.2%	3.5061	2.7065	20.35%	43.58%	7.24%	5.20%	5.49%
Beech Grove - Perry Twp	248.7	197.9	-20.4%	9,786,078	7,847,450	-19.8%	3.9345	3.9653	16.37%	40.31%	7.24%	4.46%	4.49%
Southport-Perry Twp	61.3	50.4	-17.8%	1,782,187	1,218,432	-31.6%	2.9072	2.4191	18.89%	39.71%	7.24%	4.33%	4.24%
Beech Grove - Perry Sch	22.1	17.5	-20.6%	799,408	585,255	-26.8%	3.6250	3.3423	17.77%	41.57%	7.24%	4.74%	4.79%
Homecroft - Perry Twp	27.7	21.7	-21.5%	832,858	538,280	-35.4%	3.0057	2.4756	18.44%	39.38%	7.24%	4.25%	4.05%
Indpls-Perry Twp-Police-Sanitation	116.2	115.1	-0.9%	3,892,795	3,201,722	-17.8%	3.3515	2.7814	17.61%	39.65%	7.24%	4.31%	4.24%
Indpls-Perry Twp-Police & Fire	187.9	161.7	-13.9%	6,329,947	4,445,761	-29.8%	3.3693	2.7488	18.15%	41.11%	7.24%	4.64%	4.49%
Indpls-Perry Twp-Fire-Sanitation	1.2	1.1	-5.7%	34,955	26,596	-23.9%	3.0111	2.4296	18.40%	39.24%	7.24%	4.22%	3.97%
Pike Twp-Outside Sanitation	5416.9	4679.6	-13.6%	154,960,712	107,002,874	-30.9%	2.8607	2.2866	19.20%	38.67%	7.24%	4.09%	3.86%
Indpls-Pike Twp	131.0	124.9	-4.6%	4,581,212	3,368,354	-26.5%	3.4980	2.6970	20.36%	43.55%	7.24%	5.19%	5.47%
Clermont - Pike Twp	18.7	15.1	-19.2%	622,863	427,331	-31.4%	3.3355	2.8307	19.25%	42.42%	7.24%	4.94%	5.23%
Indpls-Pike Twp-Police & Fire	231.4	214.8	-7.2%	7,539,729	5,361,588	-28.9%	3.2587	2.4958	19.31%	42.08%	7.24%	4.86%	4.83%
Indpls-Fire-San	2.8	2.8	-2.2%	81,761	59,977	-26.6%	2.9005	2.1766	19.68%	40.29%	7.24%	4.46%	4.29%
Pike Twp-Consol County	5.0	2.9	-42.7%	144,322	66,048	-54.2%	2.8607	2.2866	19.19%	38.67%	7.24%	4.10%	3.85%
Warren Twp-San	2589.7	2121.0	-18.1%	85,416,538	54,442,648	-36.3%	3.2983	2.5668	18.28%	38.90%	7.24%	4.15%	4.39%
Indpls-Warren Twp	1082.3	915.5	-15.4%	37,936,097	24,763,866	-34.7%	3.5050	2.7051	20.33%	43.51%	7.24%	5.18%	5.47%
Beech Grove - Warren Twp	2.0	2.1	4.5%	78,039	82,155	5.3%	3.9334	3.9639	16.36%	40.22%	7.24%	4.44%	4.48%
Warren Park-Warren Twp	59.7	44.4	-25.6%	1,976,274	1,146,430	-42.0%	3.3078	2.5795	17.95%	38.14%	7.24%	3.98%	4.04%
Cumberland Town-Warren Twp	96.2	79.1	-17.8%	3,753,919	2,707,645	-27.9%	3.9038	3.4251	17.75%	41.09%	7.24%	4.64%	5.27%
Indpls-Warren Twp-Police-Sanitation	334.0	362.7	8.6%	12,213,446	10,466,809	-14.3%	3.6565	2.8860	18.08%	40.62%	7.24%	4.53%	4.85%
Indpls-Warren Twp-Police & Fire	21.9	18.3	-16.1%	803,889	529,067	-34.2%	3.6770	2.8860	18.07%	40.71%	7.24%	4.55%	4.85%
Indpls - Fire	0.6	0.6	-10.3%	20,881	14,486	-30.6%	3.3188	2.5668	18.26%	39.02%	7.24%	4.17%	4.39%
Washington Twp-Sanitation	6307.0	5297.9	-16.0%	150,794,342	96,055,581	-36.3%	2.3909	1.8131	22.78%	43.41%	7.24%	5.16%	5.40%
Indpls-Washington Twp	2666.1	2184.5	-18.1%	93,458,779	59,115,837	-36.7%	3.5055	2.7062	20.33%	43.51%	7.24%	5.18%	5.47%
Crows Nest-Washington Twp	41.2	30.3	-26.5%	983,945	548,728	-44.2%	2.3909	1.8131	22.78%	43.41%	7.24%	5.16%	5.40%
Highwoods - Washington Twp	2.1	1.5	-28.3%	50,841	27,630	-45.7%	2.3909	1.8131	22.80%	43.41%	7.24%	5.16%	5.41%
North Crows Nest - Washington Twp	9.0	6.4	-28.9%	216,207	116,536	-46.1%	2.3909	1.8131	22.77%	43.42%	7.24%	5.16%	5.41%
Rocky Ripple - Washington Twp	23.6	17.8	-24.6%	617,756	348,406	-43.6%	2.6196	1.9598	22.20%	44.61%	7.24%	5.43%	5.64%
Spring Hill - Washington Twp	15.1	11.2	-26.0%	361,223	202,625	-43.9%	2.3909	1.8131	22.77%	43.41%	7.24%	5.16%	5.41%
Williams Creek - Washington Twp	126.7	97.4	-23.1%	3,103,763	1,839,662	-40.7%	2.4502	1.8893	22.62%	43.75%	7.24%	5.23%	5.53%
Meridian Hills - Washington Twp	286.0	210.8	-26.3%	7,004,468	3,987,937	-43.1%	2.4494	1.8921	22.57%	43.60%	7.24%	5.20%	5.49%
Wynnedale - Washington Twp	16.7	11.1	-33.5%	408,922	210,452	-48.5%	2.4559	1.8998	22.42%	43.30%	7.24%	5.13%	5.37%
Indpls-Washington Twp-Police & Fire	11.3	8.4	-25.7%	325,325	179,745	-44.7%	2.8678	2.1323	21.68%	45.67%	7.24%	5.66%	5.87%
Indpls-Washington Twp-Fire	0.4	0.4	0.0%	11,095	8,017	-27.7%	2.5096	1.8131	22.48%	44.03%	7.24%	5.30%	5.43%
Wayne Twp - San	2367.2	2039.7	-13.8%	87,423,859	64,863,861	-25.8%	3.6931	3.1800	15.40%	37.96%	7.24%	3.94%	4.29%
Indpls - Wayne Twp	1234.5	1152.5	-6.6%	43,442,068	31,359,723	-27.8%	3.5191	2.7210	20.31%	43.56%	7.24%	5.19%	5.48%
Clermont - Wayne Twp	46.9	38.0	-18.9%	1,811,614	1,297,871	-28.4%	3.8637	3.4118	15.65%	39.25%	7.24%	4.23%	4.71%
Speedway - Wayne Twp	692.6	606.8	-12.4%	20,953,269	12,267,205	-41.5%	3.0253	2.0215	22.75%	45.05%	7.24%	5.53%	5.87%
Wayne Twp - Ben Davis Conservancy	288.5	246.6	-14.5%	10,656,049	7,842,967	-26.4%	3.6931	3.1800	15.40%	37.96%	7.24%	3.94%	4.29%
Indpls - Wayne Twp - Police	196.4	206.0	4.9%	7,956,734	7,209,968	-9.4%	4.0513	3.4992	15.47%	39.55%	7.24%	4.29%	4.67%
Indpls - Wayne Twp - Police & Fire	1.3	1.8	30.4%	50,868	53,879	5.9%	3.7869	3.0769	15.63%	38.93%	7.24%	4.15%	4.32%
Indpls-Wayne Twp-Fire	0.2	0.2	2.9%	6,880	5,691	-17.3%	3.4287	2.7577	15.59%	37.10%	7.24%	3.74%	3.83%
Indpls-Wayne Twp-Ben Davis Cons'y	0.2	0.2	0.0%	7,185	5,779	-19.6%	3.4287	2.7577	15.58%	36.80%	7.24%	3.68%	3.76%
Wayne Twp-Consol County	296.6	223.2	-24.8%	10,955,437	7,097,854	-35.2%	3.6931	3.1800	15.40%	37.96%	7.24%	3.94%	4.29%
County Totals/Averages	**45,001.5**	**38,258.0**	**-15.0%**	**1,417,534,362**	**971,282,160**	**-31.5%**	**3.1477**	**2.5415**	**18.84%**	**39.68%**	**7.24%**	**4.32%**	**4.39%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Marion County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Marion County	128,917,860	105,213	1,730,833	97,474	6,279	1,939,799
Center Township	2,701,920	472	71,438	2,191	114	74,215
Decatur Township	5,348,945	2,360	161,350	6,568	12	170,290
Franklin Township	8,340,321	119,141	383,072	4,584	228	507,025
Lawrence Township	10,653,866	0	859	0	389	1,248
Perry Township	9,215,621	193	4,915	620	779	6,507
Pike Township	16,631,846	0	0	0	114	114
Warren Township	279,298	2	2,492	20	17	2,531
Washington Township	701,938	91	4,084	0	46	4,221
Wayne Township	19,019,126	1,399	771,717	0	368	773,483
Lawrence Civil City	9,783,851	0	0	0	689	689
Beech Grove Civil City	5,671,061	29,157	420,667	349,685	2,059	801,568
Southport Civil City	188,938	0	0	0	1	1
Speedway City Civil Town	5,287,742	0	0	0	71	71
Castleton Civil Town	0	0	0	0	0	0
Clermont Civil Town	480,926	219	16,000	0	65	16,284
Crows Nest Civil Town	0	0	0	0	0	0
Cumberland Civil Town	981,766	98	52,293	0	33	52,424
Highwoods Civil Town	0	0	0	0	0	0
Homecroft Civil Town	64,973	0	0	0	54	54
Lynnhurst Civil Town	0	0	0	0	0	0
Meridian Hills Civil Town	164,838	0	0	0	0	0
North Crows Nest Civil Town	0	0	0	0	0	0
Ravenswood Civil Town	0	0	0	0	0	0
Rocky Ripple Civil Town	22,723	0	0	0	0	0
Shores Acres Civil Town	0	0	0	0	0	0
Spring Hill Civil Town	0	0	0	0	0	0
Warren Park Civil Town	3,498	0	45	0	0	45
Williams Creek Civil Town	73,190	0	0	0	0	0
Wynnedale Civil Town	9,587	0	0	0	0	0
Spring Hill Civil Town	0	0	0	0	0	0
M.S.D. Decatur Township School Corporation	18,001,477	7,942	543,005	22,103	41	573,092
Franklin Township Community School Corporation	34,526,808	493,261	1,581,698	24,612	943	2,100,513
M.S.D. Lawrence Township School Corporation	44,934,442	0	0	0	2,052	2,052
M.S.D. Perry Township School Corporation	39,931,759	62	76,722	0	3,450	80,234
M.S.D. Pike Township School Corporation	45,645,979	0	521	0	367	888
M.S.D. Warren Township School Corporation	34,085,301	378	174,036	0	896	175,310
M.S.D. Washington Township School Corporation	32,013,150	0	0	0	1,427	1,427
M.S.D. Wayne Township School Corporation	40,747,388	3,370	1,676,921	0	780	1,681,071
Beech Grove City School Corporation	6,785,663	36,977	508,883	423,289	2,388	971,536
Indianapolis Public School Corporation	107,869,702	19,627	2,548,925	0	7,283	2,575,835
Speedway City School Corporation	1,882,616	0	0	0	25	25
Beech Grove Public Library	1,027,947	5,601	77,088	64,123	362	147,174
Speedway City Public Library	708,827	0	0	0	9	9
Indianapolis-Marion County Public Library	38,727,435	30,096	501,522	2,719	1,776	536,113
Indianapolis Sanitation (Liquid)	0	0	0	0	0	0
Indianapolis Sanitation (Solid)	25,845,506	20,886	346,984	935	1,151	369,957
Indianapolis Police Special Service	33,359,573	5,416	723,532	3,964	2,058	734,970
Indianapolis Fire Special Service	45,012,379	4,376	593,509	0	2,523	600,408
Indianapolis Public Transportation	21,134,612	18,226	299,904	16,885	1,025	336,040
Marion County Health and Hospital	57,247,897	46,712	768,539	43,283	2,788	861,323
Marion County Airport	0	0	0	0	0	0
Speedway Public Transportation	223,493	0	0	0	3	3
Indianapolis Consolidated City	20,495,759	16,580	275,460	742	914	293,696
Indianapolis Consolidated County	50,605,672	41,282	679,203	38,246	2,464	761,195
Special Solid Waste Disposal	0	0	0	0	0	0
Capital Improvement Board	0	0	0	0	0	0
Sprcial Unit	0	0	0	0	0	0
Lawrence City Redevelopment Commission	444,869	0	0	0	28	28
Redevelopment Commission Of Indianapolis	5,942,791	4,494	74,622	201	247	79,565
TIF Districts	86,570,463	34	595,606	113,023	154	708,817
Total - All Taxing Units & TIF	**1,018,315,342**	**1,013,666**	**15,666,446**	**1,215,266**	**46,472**	**17,941,850**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

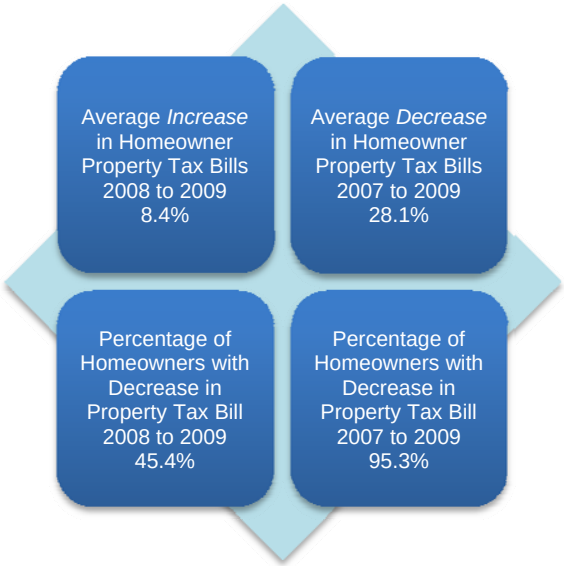
2009 MARSHALL COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Marshall County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,478	21.4%	301	2.6%
10% to 19%	938	8.1%	81	0.7%
1% to 9%	2,874	24.8%	120	1.0%
0%	41	0.4%	37	0.3%
-1% to -9%	2,304	19.9%	576	5.0%
-10% to -19%	1,215	10.5%	1,173	10.1%
-20% to -29%	640	5.5%	2,988	25.8%
-30% to -39%	423	3.7%	2,854	24.6%
-40% to -49%	153	1.3%	1,917	16.5%
-50% to -59%	109	0.9%	782	6.7%
-60% to -69%	110	0.9%	282	2.4%
-70% to -79%	75	0.6%	156	1.3%
-80% to -89%	62	0.5%	118	1.0%
-90% to -99%	38	0.3%	75	0.6%
-100%	126	1.1%	126	1.1%
Total	11,586	100.0%	11,586	100.0%
Higher Tax Bill	6,290	54.3%	502	4.3%
No Change	41	0.4%	37	0.3%
Lower Tax Bill	5,255	45.4%	11,047	95.3%
Average Change in Tax Bill	8.4%		-28.1%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Marshall County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-11.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-35.1%	-30.6%
State PTRC Percentage, 2008	23.8%	20.1%
Total State Homestead Credit, 2008	46.8%	39.5%
Total State Homestead Credit, 2009	7.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Marshall County increased by 8.4%. The school general fund and county welfare levies were a larger share of Marshall County's levy in 2008, so their elimination would have reduced Marshall County tax rates by more than the state average. But Marshall County taxpayers saw high state property tax replacement credit and state homestead credit rates in 2008. This loss of tax relief more than offset the effects of the new 35% supplemental homestead deduction and the lower tax rates. Marshall County did not adopt a local option income tax for property tax relief for 2009, and few Marshall County homeowners were eligible for the circuit breaker tax cap credits.

2009 Property Tax Changes:

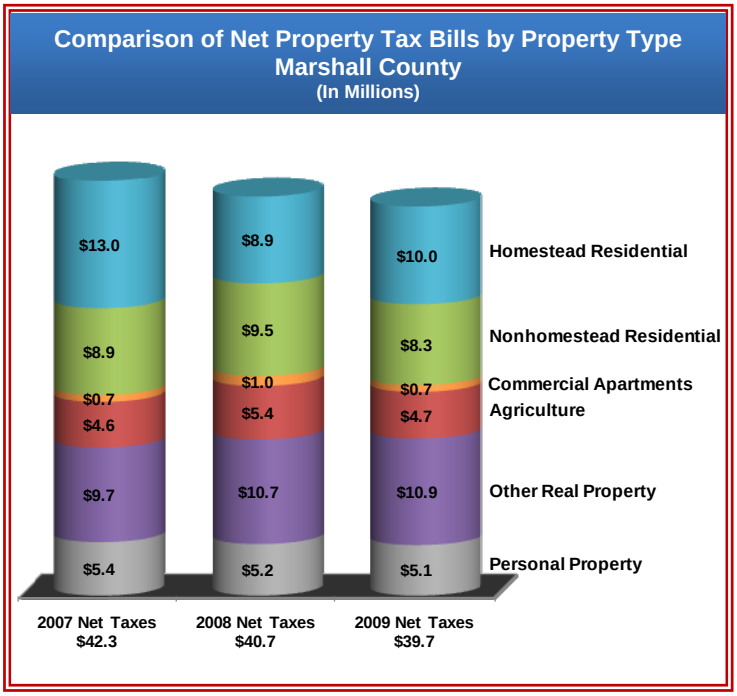
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Marshall County, as they were in almost all Indiana counties.



In Marshall County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 12.6% decline in average property tax bills. Average tax bills on commercial apartments decreased 30.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 13.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 1.9%. Personal property, which is largely business equipment, saw a 1.9% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Marshall County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$55,659,896***	***$58,358,443***	***$37,658,040***	***4.8%***	***-35.5%***	***0.3%***
State Unit	61,664	65,436	0	6.1%	-100.0%	
Marshall County	9,457,692	11,208,735	6,607,003	18.5%	-41.1%	-1.8%
Bourbon Township	90,128	92,629	94,601	2.8%	2.1%	2.1%
Center Township	408,037	438,353	442,650	7.4%	1.0%	1.0%
German Township	239,361	245,686	250,540	2.6%	2.0%	2.0%
Green Township	43,698	45,050	45,972	3.1%	2.0%	2.0%
North Township	135,103	141,860	141,975	5.0%	0.1%	0.1%
Polk Township	145,724	198,326	191,150	36.1%	-3.6%	-3.6%
Tippecanoe Township	62,780	64,816	65,380	3.2%	0.9%	0.9%
Union Township	215,283	218,479	225,574	1.5%	3.2%	3.2%
Walnut Township	64,005	65,365	67,429	2.1%	3.2%	3.2%
West Township	191,718	231,221	230,046	20.6%	-0.5%	-0.5%
Plymouth Civil City	4,833,104	5,088,104	5,116,308	5.3%	0.6%	3.1%
Argos Civil Town	512,294	548,611	615,032	7.1%	12.1%	12.1%
Bourbon Civil Town	603,980	595,118	613,299	-1.5%	3.1%	3.1%
Bremen Civil Town	2,146,280	1,954,830	2,047,252	-8.9%	4.7%	7.2%
Culver Civil Town	818,020	838,750	875,893	2.5%	4.4%	4.4%
Lapaz Civil Town	88,302	90,520	94,033	2.5%	3.9%	3.9%
Culver Community School Corporation	4,896,161	5,227,510	2,286,626	6.8%	-56.3%	-16.0%
Argos Community School Corporation	2,426,121	2,570,100	1,184,598	5.9%	-53.9%	-24.5%
Bremen Public School Corporation	5,751,456	6,161,704	2,979,804	7.1%	-51.6%	-1.2%
Plymouth Community School Corporation	13,079,968	13,280,153	7,735,583	1.5%	-41.8%	6.8%
Triton School Corporation	2,709,100	2,609,758	1,098,281	-3.7%	-57.9%	-9.0%
John Glenn School Corporation	2,091,034	1,786,210	1,146,214	-14.6%	-35.8%	21.9%
Union-North United School Corporation	2,296,095	2,297,006	1,072,166	0.0%	-53.3%	-5.9%
Argos Public Library	121,134	127,049	174,291	4.9%	37.2%	37.2%
Bourbon Public Library	98,185	82,997	101,601	-15.5%	22.4%	22.4%
Bremen Public Library	507,713	491,517	512,259	-3.2%	4.2%	4.2%
Culver Public Library	422,368	445,077	449,043	5.4%	0.9%	0.9%
Plymouth Public Library	873,609	912,992	950,072	4.5%	4.1%	4.1%
Marshall County Solid Waste Mgt. District	269,779	234,481	243,365	-13.1%	3.8%	3.8%
Plymouth City Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Bremen Town Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Marshall County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bourbon Township	89.3	80.3	-10.1%	1,636,376	871,509	-46.7%	1.8326	1.0858	29.05%	48.96%	7.16%	0.00%	0.00%
Bourbon (Bourbon)	55.2	46.1	-16.6%	1,578,441	1,089,550	-31.0%	2.8574	2.3658	24.85%	54.07%	7.16%	0.00%	0.00%
German Township	264.3	227.3	-14.0%	5,064,917	2,876,945	-43.2%	1.9166	1.2656	26.67%	45.37%	7.16%	0.00%	0.00%
Bremen (German)	215.4	180.9	-16.0%	5,937,366	4,212,171	-29.1%	2.7559	2.3284	23.68%	50.41%	7.16%	0.00%	0.00%
Green Township	46.4	43.0	-7.3%	1,047,429	593,020	-43.4%	2.2586	1.3801	22.21%	42.00%	7.16%	0.00%	0.00%
Argos-Green	11.9	9.5	-20.1%	392,588	271,428	-30.9%	3.3111	2.8665	20.93%	49.29%	7.16%	0.00%	0.00%
North Township	163.5	135.8	-16.9%	2,925,081	1,506,412	-48.5%	1.7891	1.1090	27.93%	47.46%	7.16%	0.00%	0.00%
Lapaz (North)	18.5	16.6	-10.6%	408,291	264,133	-35.3%	2.2045	1.5949	25.41%	49.01%	7.16%	0.00%	0.00%
Polk Township	129.7	116.5	-10.1%	2,559,856	1,694,678	-33.8%	1.9741	1.4541	26.19%	45.25%	7.16%	0.00%	0.00%
Tippecanoe Township	65.2	57.7	-11.5%	1,163,066	583,582	-49.8%	1.7847	1.0116	29.34%	48.48%	7.16%	0.00%	0.00%
Union Township	460.7	443.9	-3.6%	6,409,638	3,524,067	-45.0%	1.3912	0.7938	23.66%	45.91%	7.16%	0.00%	0.00%
Culver (Union)	160.5	157.5	-1.9%	3,033,174	2,068,027	-31.8%	1.8893	1.3131	21.97%	50.29%	7.16%	0.00%	0.00%
Walnut Township	61.8	57.5	-7.0%	1,395,274	792,102	-43.2%	2.2564	1.3780	22.22%	41.99%	7.16%	0.00%	0.00%
Argos-Walnut	37.0	30.3	-18.1%	1,228,850	873,526	-28.9%	3.3230	2.8826	20.91%	49.32%	7.16%	0.00%	0.00%
West Township	221.6	198.0	-10.6%	4,407,386	2,849,177	-35.4%	1.9890	1.4390	23.61%	43.70%	7.16%	0.00%	0.00%
Center Township	293.0	236.4	-19.3%	5,799,760	3,395,306	-41.5%	1.9795	1.4360	23.56%	43.38%	7.16%	0.00%	0.00%
Plymouth (Center)	459.4	410.2	-10.7%	13,852,937	10,661,776	-23.0%	3.0157	2.5991	21.43%	50.09%	7.16%	0.00%	0.00%
Ply-West	11.4	11.9	5.0%	338,906	305,425	-9.9%	2.9848	2.5612	21.58%	50.26%	7.16%	0.00%	0.00%
County Totals/Averages	**2,764.7**	**2,459.4**	**-11.0%**	**59,179,335**	**38,432,836**	**-35.1%**	**2.1404**	**1.5629**	**23.83%**	**46.83%**	**7.16%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Marshall County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Marshall County	6,607,003	64	10,441	0	983	11,488
Bourbon Township	94,601	0	0	0	3	3
Center Township	442,650	8	1,206	0	116	1,330
German Township	250,540	0	0	0	10	10
Green Township	45,972	0	2	0	0	2
North Township	141,975	0	0	0	22	22
Polk Township	191,150	0	0	0	67	67
Tippecanoe Township	65,380	0	0	0	0	0
Union Township	225,574	0	0	0	2	2
Walnut Township	67,429	1	293	0	10	305
West Township	230,046	0	0	0	0	0
Plymouth Civil City	5,116,308	228	34,438	0	2,042	36,709
Argos Civil Town	615,032	79	16,138	0	161	16,378
Bourbon Civil Town	613,299	0	0	0	209	209
Bremen Civil Town	2,047,252	0	0	0	471	471
Culver Civil Town	875,893	0	0	0	77	77
Lapaz Civil Town	94,033	0	0	0	0	0
Culver Community School Corporation	2,286,626	0	0	0	54	54
Argos Community School Corporation	1,184,598	43	8,811	0	146	9,001
Bremen Public School Corporation	2,979,804	0	0	0	353	353
Plymouth Community School	7,735,583	170	25,710	0	1,879	27,760
Triton School Corporation	1,098,281	0	0	0	94	94
John Glenn School Corporation	1,146,214	0	0	0	404	404
Union-North United School Corporation	1,072,166	0	0	0	150	150
Argos Public Library	174,291	6	1,296	0	22	1,324
Bourbon Public Library	101,601	0	0	0	13	13
Bremen Public Library	512,259	0	0	0	61	61
Culver Public Library	449,043	0	0	0	11	11
Plymouth Public Library	950,072	21	3,158	0	231	3,409
Marshall County Solid Waste Management	243,365	2	384	0	36	423
Plymouth City Redevelopment Commission	0	0	0	0	0	0
Bremen Town Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**37,658,040**	**625**	**101,879**	**0**	**7,627**	**110,131**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

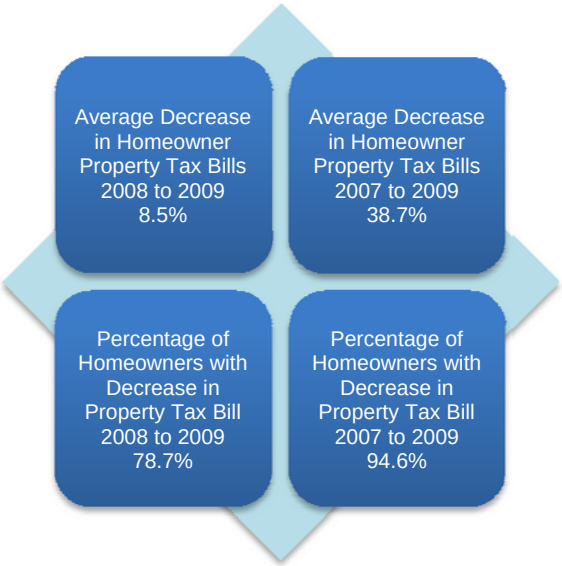
2009 MARTIN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Martin County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	149	5.5%	70	2.6%
10% to 19%	147	5.4%	7	0.3%
1% to 9%	227	8.3%	14	0.5%
0%	57	2.1%	55	2.0%
-1% to -9%	625	23.0%	24	0.9%
-10% to -19%	520	19.1%	56	2.1%
-20% to -29%	409	15.0%	256	9.4%
-30% to -39%	128	4.7%	731	26.8%
-40% to -49%	79	2.9%	653	24.0%
-50% to -59%	56	2.1%	401	14.7%
-60% to -69%	60	2.2%	112	4.1%
-70% to -79%	43	1.6%	75	2.8%
-80% to -89%	43	1.6%	69	2.5%
-90% to -99%	36	1.3%	54	2.0%
-100%	144	5.3%	146	5.4%
Total	2,723	100.0%	2,723	100.0%
Higher Tax Bill	523	19.2%	91	3.3%
No Change	57	2.1%	55	2.0%
Lower Tax Bill	2,143	78.7%	2,577	94.6%
Average Change in Tax Bill	-8.5%		-38.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Martin County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-34.1%	-30.6%
State PTRC Percentage, 2008	23.4%	20.1%
Total State Homestead Credit, 2008	44.8%	39.5%
Total State Homestead Credit, 2009	8.6%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Martin County decreased by 8.5%. The school general fund and county welfare levies were a larger share of Martin County's levy in 2008, so their elimination reduced Martin County tax rates by more than the state average. But Martin County taxpayers saw a higher-than-average state homestead credit rate in 2008. The loss of this tax relief added to homestead tax bills. Martin County did not adopt a local option income tax for property tax relief, and few Martin County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Martin County, as they were in almost all Indiana counties.

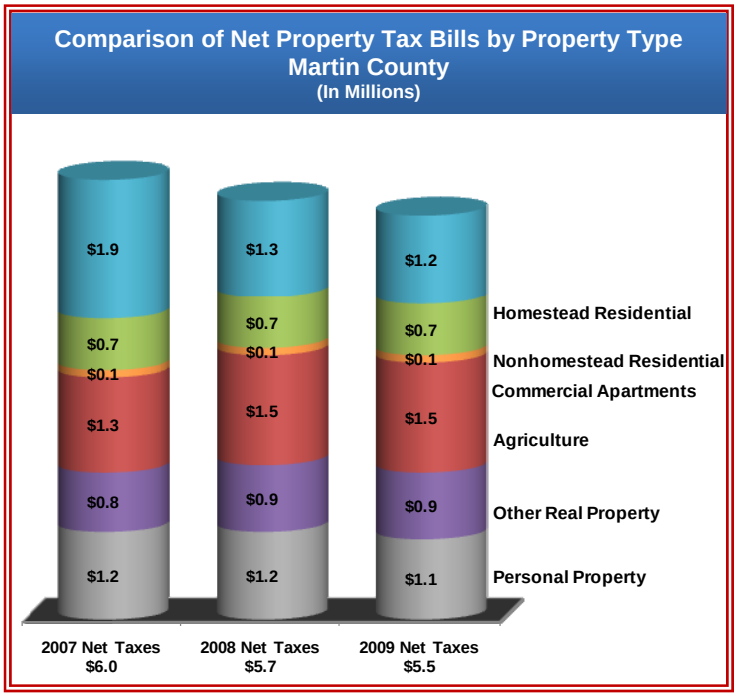
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.



In Martin County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw no significant change in average tax bills. Average tax bills on commercial apartments also largely did not change. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw no significant change. Other commercial, industrial, and utility real property average tax bills remained largely unchanged. Personal property, which is largely business equipment, saw an 8.3% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Martin County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$8,037,392***	***$8,448,451***	***$5,529,124***	***5.1%***	***-34.6%***	***-0.7%***
State Unit	7,374	7,948	0	7.8%	-100.0%	
Martin County	1,640,909	1,934,102	1,506,755	17.9%	-22.1%	-0.8%
Center Township	18,243	19,842	20,776	8.8%	4.7%	4.7%
Halbert Township	31,820	32,267	35,684	1.4%	10.6%	10.6%
Lost River Township	14,259	14,942	15,100	4.8%	1.1%	1.1%
Mitcheltree Township	26,778	30,290	32,164	13.1%	6.2%	6.2%
Perry Township	50,733	52,708	55,727	3.9%	5.7%	5.7%
Rutherford Township	17,196	17,998	19,171	4.7%	6.5%	6.5%
Loogootee Civil City	401,127	438,755	434,286	9.4%	-1.0%	3.4%
Crane Civil Town	0	0	0	0.0%	0.0%	0.0%
Shoals Civil Town	135,412	145,682	152,099	7.6%	4.4%	4.4%
Shoals Community School Corporation	2,694,647	2,690,365	1,724,952	-0.2%	-35.9%	0.2%
Loogootee Community School Corporation	2,817,301	2,871,718	1,334,358	1.9%	-53.5%	-4.6%
Loogootee Public Library	52,564	55,438	52,440	5.5%	-5.4%	-5.4%
Shoals Public Library	17,505	18,826	19,657	7.5%	4.4%	4.4%
Martin County Solid Waste Mgt. District	111,524	117,570	125,955	5.4%	7.1%	7.1%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Martin County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	32.0	27.5	-14.2%	799,652	524,984	-34.3%	2.4958	1.9087	21.34%	42.29%	8.61%	0.00%	0.00%
Shoals Town/Center Township	6.8	5.2	-23.1%	242,534	168,879	-30.4%	3.5756	3.2367	19.70%	47.13%	8.61%	0.00%	0.00%
Halbert Township	58.8	56.3	-4.3%	1,464,020	1,067,766	-27.1%	2.4902	1.8977	21.35%	42.25%	8.61%	0.00%	0.00%
Shoals Town/Halbert Township	8.0	7.5	-6.7%	287,497	242,991	-15.5%	3.5823	3.2439	19.69%	47.16%	8.61%	0.00%	0.00%
Lost River Township	22.8	20.7	-9.4%	572,607	395,957	-30.9%	2.5061	1.9135	21.21%	42.08%	8.61%	0.00%	0.00%
Mitcheltree Township	19.3	17.8	-7.8%	500,880	359,601	-28.2%	2.5978	2.0222	21.14%	42.96%	8.61%	0.00%	0.00%
Perry Township	69.7	57.7	-17.2%	1,556,739	832,645	-46.5%	2.2322	1.4427	26.59%	44.68%	8.61%	0.00%	0.00%
Loogootee City	68.9	58.1	-15.6%	2,020,812	1,318,501	-34.8%	2.9344	2.2675	23.72%	47.24%	8.61%	0.00%	0.00%
Crane Town	11.8	11.7	-1.2%	261,547	165,946	-36.6%	2.2168	1.4238	26.66%	44.57%	8.61%	0.00%	0.00%
Rutherford Township	32.8	33.6	2.3%	736,887	485,593	-34.1%	2.2437	1.4460	26.53%	44.76%	8.61%	0.00%	0.00%
County Totals/Averages	**331.0**	**296.1**	**-10.6%**	**8,443,175**	**5,562,863**	**-34.1%**	**2.5510**	**1.8788**	**23.40%**	**44.82%**	**8.61%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Martin County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Martin County	1,506,755	26	4,858	0	125	5,009
Center Township	20,776	0	168	0	0	169
Halbert Township	35,684	0	228	0	3	231
Lost River Township	15,100	0	0	0	0	0
Mitcheltree Township	32,164	9	0	0	0	9
Perry Township	55,727	0	0	0	6	6
Rutherford Township	19,171	0	0	0	0	0
Loogootee Civil City	434,286	0	0	0	133	133
Crane Civil Town	0	0	0	0	0	0
Shoals Civil Town	152,099	0	11,419	0	80	11,500
Shoals Community School Corporation	1,724,952	65	12,197	0	86	12,348
Loogootee Community School Corporation	1,334,358	0	0	0	147	147
Loogootee Public Library	52,440	0	0	0	16	16
Shoals Public Library	19,657	0	1,476	0	10	1,486
Martin County Solid Waste	0	0	0	0	0	0
Martin County Solid Waste Management District	125,955	2	406	0	10	419
Total - All Taxing Units	**5,529,124**	**102**	**30,753**	**0**	**617**	**31,472**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

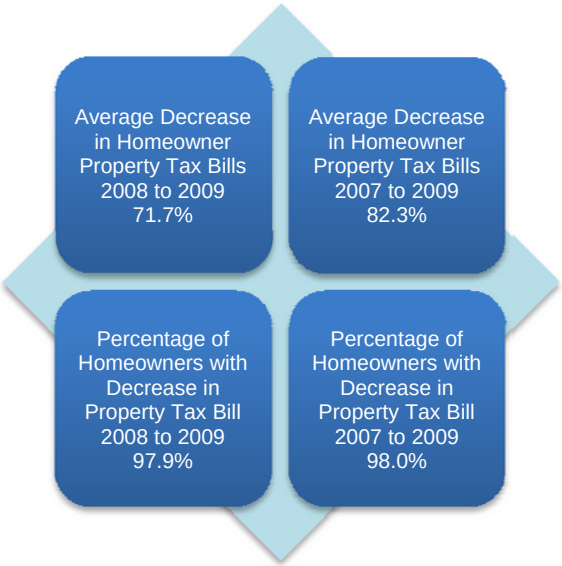
2009 MIAMI COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Miami County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	16	0.2%	16	0.2%
10% to 19%	1	0.0%	2	0.0%
1% to 9%	13	0.2%	5	0.1%
0%	143	1.8%	143	1.8%
-1% to -9%	6	0.1%	7	0.1%
-10% to -19%	12	0.1%	14	0.2%
-20% to -29%	47	0.6%	17	0.2%
-30% to -39%	148	1.8%	38	0.5%
-40% to -49%	327	4.0%	97	1.2%
-50% to -59%	905	11.1%	246	3.0%
-60% to -69%	1,549	19.0%	631	7.8%
-70% to -79%	2,371	29.1%	1,587	19.5%
-80% to -89%	1,695	20.8%	3,826	47.0%
-90% to -99%	454	5.6%	1,052	12.9%
-100%	450	5.5%	456	5.6%
Total	8,137	100.0%	8,137	100.0%
Higher Tax Bill	30	0.4%	23	0.3%
No Change	143	1.8%	143	1.8%
Lower Tax Bill	7,964	97.9%	7,971	98.0%
Average Change in Tax Bill	-71.7%		-82.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Miami County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-19.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-37.1%	-30.6%
State PTRC Percentage, 2008	22.9%	20.1%
Total State Homestead Credit, 2008	44.4%	39.5%
Total State Homestead Credit, 2009	9.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Miami County decreased by 71.7%. The elimination of the property tax levies and the addition of the 35% supplemental homestead deduction were approximately offset by the elimination of the property tax replacement credits and the state homestead credits. However, Miami County adopted a local option income tax for property tax relief. This caused homeowner tax bills to drop substantially. No Miami County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Miami County, as they were in most Indiana counties.

2009 Property Tax Changes:

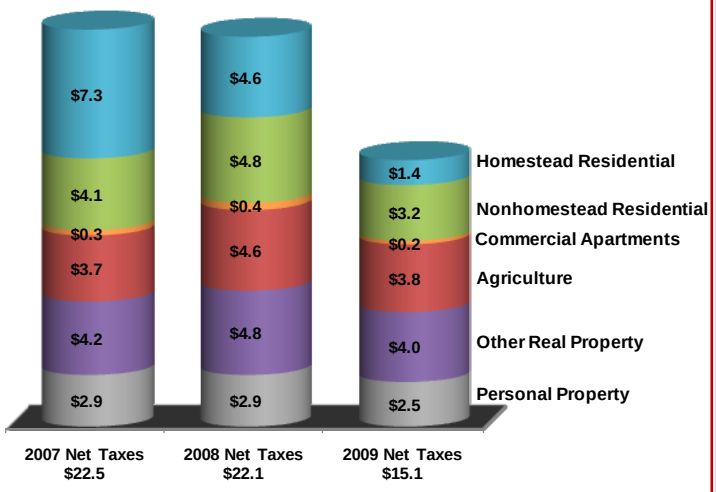
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Miami County
(In Millions)



In Miami County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 33.3% decline in average property tax bills. Average tax bills on commercial apartments decreased 50.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 17.4% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 16.7%. Personal property, which is largely business equipment, saw a 13.8 % decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Miami County
$370,378

Percentage share of circuit breaker tax cap credits by cap category…

Miami County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$32,939,347***	***$35,170,602***	***$22,243,438***	***6.8%***	***-36.8%***	***-0.7%***
State Unit	27,835	29,346	0	5.4%	-100.0%	
Miami County	7,757,947	7,700,961	5,369,432	-0.7%	-30.3%	-4.4%
Allen Township	17,723	15,426	15,832	-13.0%	2.6%	2.6%
Butler Township	11,501	12,350	12,826	7.4%	3.9%	3.9%
Clay Township	18,090	18,791	19,691	3.9%	4.8%	4.8%
Deer Creek Township	20,291	21,374	22,619	5.3%	5.8%	5.8%
Erie Township	13,477	14,516	15,041	7.7%	3.6%	3.6%
Harrison Township	14,765	15,669	16,294	6.1%	4.0%	4.0%
Jackson Township	27,218	28,685	30,248	5.4%	5.4%	5.4%
Jefferson Township	36,809	38,539	40,898	4.7%	6.1%	6.1%
Perry Township	21,674	23,262	24,908	7.3%	7.1%	7.1%
Peru Township	186,568	112,522	119,125	-39.7%	5.9%	5.9%
Pipe Creek Township	44,079	41,637	44,006	-5.5%	5.7%	5.7%
Richland Township	15,395	16,016	17,054	4.0%	6.5%	6.5%
Union Townshp	16,168	17,835	19,392	10.3%	8.7%	8.7%
Washington Township	49,198	52,899	54,973	7.5%	3.9%	3.9%
Peru Civil City	4,829,852	5,974,014	5,846,332	23.7%	-2.1%	7.0%
Amboy Civil Town	34,440	35,950	33,100	4.4%	-7.9%	-7.9%
Bunker Hill Civil Town	162,461	174,411	181,664	7.4%	4.2%	4.2%
Converse Civil Town	208,998	224,728	200,784	7.5%	-10.7%	-10.7%
Denver Civil Town	16,300	17,805	4,361	9.2%	-75.5%	-75.5%
Macy Civil Town	12,206	13,761	14,585	12.7%	6.0%	6.0%
Maconaquah School Corporation	6,526,951	7,330,606	3,393,344	12.3%	-53.7%	31.9%
North Miami Consolidated School Corporation	3,817,805	4,132,642	2,009,099	8.2%	-51.4%	-8.3%
Oak Hill United School Corporation	1,538,969	1,359,588	842,063	-11.7%	-38.1%	10.5%
Peru Community School Corporation	7,097,302	7,334,594	3,488,102	3.3%	-52.4%	-22.2%
Converse Public Library	63,098	67,923	70,605	7.6%	3.9%	3.9%
Peru Public Library	344,134	333,845	334,264	-3.0%	0.1%	0.1%
Miami County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Converse Town Redevelopment Commission	8,093	10,907	2,796	34.8%	-74.4%	-74.4%
Miami County Redevelopment (Grissom)	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Miami County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Allen Township	26.7	24.7	-7.3%	608,219	371,554	-38.9%	2.2803	1.5025	24.08%	44.25%	9.08%	25.81%	103.10%
Macy Town	3.1	2.2	-26.7%	82,909	47,760	-42.4%	2.7106	2.1301	22.84%	46.95%	9.08%	8.76%	71.63%
Butler Township	45.1	37.2	-17.5%	1,017,816	549,151	-46.0%	2.2580	1.4766	31.93%	48.81%	9.08%	15.13%	83.48%
Clay Township	50.7	42.9	-15.3%	1,148,635	638,274	-44.4%	2.2677	1.4879	31.86%	48.87%	9.08%	17.25%	84.16%
Deer Creek Township	68.1	55.4	-18.6%	1,539,813	822,122	-46.6%	2.2620	1.4829	31.86%	48.70%	9.08%	11.23%	73.16%
Erie Township	26.6	22.4	-15.7%	635,951	369,942	-41.8%	2.3921	1.6498	20.90%	40.75%	9.08%	5.44%	64.48%
Harrison Township	41.1	35.9	-12.7%	932,990	533,843	-42.8%	2.2687	1.4875	31.85%	48.87%	9.08%	16.19%	82.41%
Jackson Township	44.9	39.5	-12.0%	1,163,867	841,749	-27.7%	2.5922	2.1311	23.20%	43.06%	9.08%	42.50%	103.10%
Amboy Town	9.5	6.2	-34.1%	278,535	163,809	-41.2%	2.9380	2.6213	22.42%	45.31%	9.08%	12.73%	77.43%
Converse Town	20.4	14.0	-31.3%	756,540	496,568	-34.4%	3.7038	3.5366	21.13%	48.50%	9.08%	17.57%	87.69%
Jefferson Township	75.1	60.8	-19.0%	1,707,644	915,597	-46.4%	2.2752	1.5064	24.13%	44.30%	9.08%	8.63%	71.03%
Denver Town	8.9	6.2	-29.4%	216,832	96,236	-55.6%	2.4491	1.5405	23.24%	44.63%	9.08%	5.74%	64.51%
Perry Township	56.9	52.0	-8.6%	1,289,517	774,715	-39.9%	2.2673	1.4899	24.16%	44.24%	9.08%	18.26%	93.55%
Peru Township	94.9	73.9	-22.2%	2,800,160	1,760,888	-37.1%	2.9507	2.3838	16.81%	36.62%	9.08%	13.42%	80.53%
Peru City-Peru Township	278.9	217.4	-22.1%	11,714,763	8,578,421	-26.8%	4.1999	3.9467	16.31%	42.74%	9.08%	15.81%	86.97%
Pipe Creek Township	157.3	125.0	-20.5%	3,548,431	1,844,781	-48.0%	2.2560	1.4759	31.94%	48.80%	9.08%	19.86%	90.27%
Bunker Hill Town	15.3	11.4	-25.6%	517,992	347,896	-32.8%	3.3795	3.0495	26.71%	52.95%	9.08%	7.29%	65.03%
Richland Township	53.7	45.5	-15.4%	1,212,615	672,736	-44.5%	2.2562	1.4795	24.20%	44.16%	9.08%	6.46%	66.30%
Union Township	35.0	31.4	-10.3%	796,469	471,662	-40.8%	2.2774	1.5038	24.12%	44.32%	9.08%	6.63%	66.30%
Washington Township	75.6	64.7	-14.4%	1,730,636	980,054	-43.4%	2.2879	1.5137	31.62%	48.66%	9.08%	15.66%	82.61%
Peru City-Annex-Washington Twp	5.4	3.5	-35.2%	222,381	133,935	-39.8%	4.0901	3.8003	22.19%	46.81%	9.08%	5.11%	61.67%
Peru City South-Washington Twp	29.7	17.6	-40.8%	1,246,209	692,967	-44.4%	4.1970	3.9409	16.25%	42.59%	9.08%	6.35%	65.90%
County Totals/Averages	**1,222.8**	**989.9**	**-19.0%**	**35,168,926**	**22,104,659**	**-37.1%**	**2.8763**	**2.2387**	**22.86%**	**44.43%**	**9.08%**	**14.73%**	**81.86%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Miami County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Miami County	5,369,432	0	50,941	0	0	50,941
Allen Township	15,832	0	0	0	0	0
Butler Township	12,826	0	0	0	0	0
Clay Township	19,691	0	0	0	0	0
Deer Creek Township	22,619	0	0	0	0	0
Erie Township	15,041	0	0	0	0	0
Harrison Township	16,294	0	0	0	0	0
Jackson Township	30,248	0	81	0	0	81
Jefferson Township	40,898	0	0	0	0	0
Perry Township	24,908	0	0	0	0	0
Peru Township	119,125	0	3,254	0	0	3,254
Pipe Creek Township	44,006	0	0	0	0	0
Richland Township	17,054	0	0	0	0	0
Union Townshp	19,392	0	0	0	0	0
Washington Township	54,973	0	398	0	0	398
Peru Civil City	5,846,332	0	198,654	0	0	198,654
Amboy Civil Town	33,100	0	0	0	0	0
Bunker Hill Civil Town	181,664	0	2	0	0	2
Converse Civil Town	200,784	0	4,795	0	0	4,795
Denver Civil Town	4,361	0	0	0	0	0
Macy Civil Town	14,585	0	0	0	0	0
North Grove Civil Town	0	0	0	0	0	0
Maconaquah School Corporation	3,393,344	0	1,600	0	0	1,600
North Miami Consolidated School Corporation	2,009,099	0	0	0	0	0
Oak Hill United School Corporation	842,063	0	4,723	0	0	4,723
Peru Community School Corporation	3,488,102	0	92,918	0	0	92,918
Converse Public Library	70,605	0	396	0	0	396
Peru Public Library	334,264	0	12,564	0	0	12,564
Miami County Solid Waste Management District	0	0	0	0	0	0
Converse Town Redevelopment Commission	2,796	0	51	0	0	51
Miami County Redevelopment (Grissom)	0	0	0	0	0	0
Total - All Taxing Units	**22,243,438**	**0**	**370,378**	**0**	**0**	**370,378**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

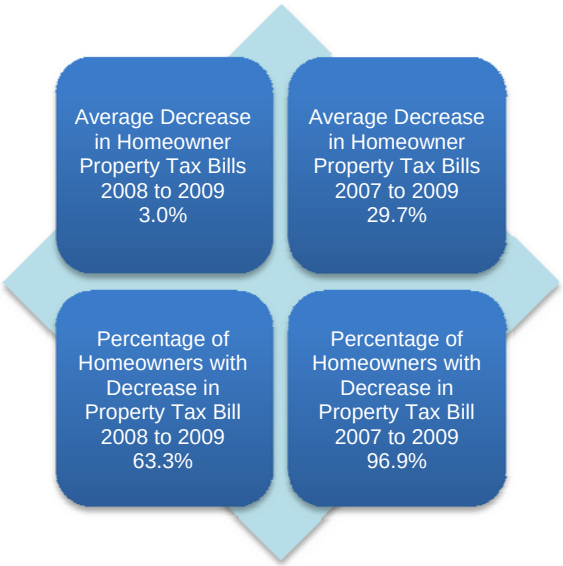
2009 Monroe County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Monroe County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	847	3.5%	311	1.3%
10% to 19%	1,876	7.8%	128	0.5%
1% to 9%	6,084	25.1%	237	1.0%
0%	66	0.3%	65	0.3%
-1% to -9%	5,072	21.0%	525	2.2%
-10% to -19%	5,556	23.0%	1,692	7.0%
-20% to -29%	2,770	11.4%	7,825	32.3%
-30% to -39%	940	3.9%	8,117	33.5%
-40% to -49%	329	1.4%	3,229	13.3%
-50% to -59%	177	0.7%	1,235	5.1%
-60% to -69%	129	0.5%	316	1.3%
-70% to -79%	111	0.5%	186	0.8%
-80% to -89%	59	0.2%	115	0.5%
-90% to -99%	48	0.2%	83	0.3%
-100%	139	0.6%	139	0.6%
Total	24,203	100.0%	24,203	100.0%
Higher Tax Bill	8,807	36.4%	676	2.8%
No Change	66	0.3%	65	0.3%
Lower Tax Bill	15,330	63.3%	23,462	96.9%
Average Change in Tax Bill	-3.0%		-29.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Monroe County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.1%	-30.6%
State PTRC Percentage, 2008	22.5%	20.1%
Total State Homestead Credit, 2008	40.0%	39.5%
Total State Homestead Credit, 2009	6.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Monroe County decreased by 3.0%. The elimination of the property tax levies and the addition of the 35% supplemental homestead deduction were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Monroe did not adopt a local option income tax for property tax relief, and few Monroe County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Monroe County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

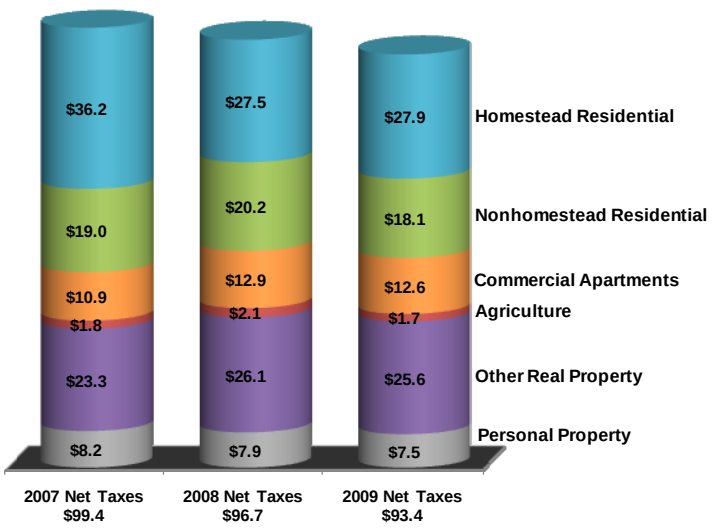
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Monroe County
(In Millions)



In Monroe County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 10.4% decline in average property tax bills. Average tax bills on commercial apartments decreased 2.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 19.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 1.9%. Personal property, which is largely business equipment, saw a 5.1% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Monroe County
$10,010

Percentage share of circuit breaker tax cap credits by cap category…

Monroe County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$130,069,003***	***$139,695,441***	***$88,998,327***	***7.4%***	***-36.3%***	***-2.5%***
State Unit	152,322	161,865	0	6.3%	-100.0%	
Monroe County	23,324,293	25,628,661	19,772,568	9.9%	-22.8%	1.9%
Bean Blossom Township	76,658	80,200	78,206	4.6%	-2.5%	-2.5%
Benton Township	194,522	157,403	179,067	-19.1%	13.8%	13.8%
Bloomington Township	937,815	971,241	914,775	3.6%	-5.8%	-5.8%
Clear Creek Township	142,267	147,424	148,342	3.6%	0.6%	0.6%
Indian Creek Township	56,033	56,533	59,563	0.9%	5.4%	5.4%
Perry Township	439,361	501,201	535,453	14.1%	6.8%	6.8%
Polk Township	35,475	36,981	38,445	4.2%	4.0%	4.0%
Richland Township	585,295	606,039	558,985	3.5%	-7.8%	-7.8%
Salt Creek Township	52,673	54,540	147,536	3.5%	170.5%	170.5%
Van Buren Township	930,849	954,560	1,110,891	2.5%	16.4%	16.4%
Washington Township	59,103	60,411	62,677	2.2%	3.8%	3.8%
Bloomington Civil City	23,874,084	24,246,828	22,924,089	1.6%	-5.5%	0.1%
Ellettsville Civil Town	1,176,475	1,094,772	1,171,801	-6.9%	7.0%	7.0%
Stinesville Civil Town	6,895	7,229	6,767	4.8%	-6.4%	-6.4%
Richland-Bean Blossom Cmty. School Corp.	11,134,491	12,601,033	5,558,382	13.2%	-55.9%	-18.9%
Monroe County Community School Corporation	57,232,389	61,312,734	25,644,864	7.1%	-58.2%	-3.0%
Monroe County Public Library	5,673,991	6,346,465	5,678,791	11.9%	-10.5%	-10.5%
Bloomington Transportation	895,278	926,385	961,761	3.5%	3.8%	3.8%
Perry-Clear Creek Fire Protection	1,065,286	1,211,770	1,089,245	13.8%	-10.1%	-10.1%
Monroe County Solid Waste Mgt. District	1,243,962	1,638,885	1,432,965	31.7%	-12.6%	-12.6%
Bloomington City Redevelopment	615,529	692,915	718,157	12.6%	3.6%	3.6%
Monroe County Redevelopment Commission	163,957	199,366	204,997	21.6%	2.8%	2.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Monroe County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Bean Blossom Township	105.4	86.4	-18.0%	2,194,746	1,191,520	-45.7%	2.0823	1.3790	21.66%	35.03%	6.70%	3.21%	2.86%
Stinesville Town	4.1	3.1	-24.5%	91,256	47,882	-47.5%	2.1992	1.5284	21.52%	36.64%	6.70%	3.58%	3.50%
Benton Township	246.9	204.7	-17.1%	3,971,747	2,132,666	-46.3%	1.6088	1.0420	24.89%	37.76%	6.70%	3.83%	3.20%
Bloomington Township	325.5	269.2	-17.3%	5,779,113	3,248,488	-43.8%	1.7753	1.2065	23.97%	39.40%	6.70%	4.19%	3.84%
Bloomington City-Bloomington Twp	1162.6	1128.5	-2.9%	26,698,713	19,697,939	-26.2%	2.2964	1.7455	21.78%	42.43%	6.70%	4.87%	4.85%
Clear Creek Township	332.3	284.2	-14.5%	5,664,865	3,198,936	-43.5%	1.7048	1.1254	24.37%	38.84%	6.70%	4.07%	3.63%
Indian Creek Township	74.2	64.8	-12.7%	1,203,650	677,874	-43.7%	1.6213	1.0458	24.90%	38.15%	6.70%	3.91%	3.37%
Perry Township	715.9	607.7	-15.1%	12,011,387	6,651,343	-44.6%	1.6777	1.0946	24.56%	38.68%	6.70%	4.03%	3.55%
Bloomington City-Perry Township	2190.3	1904.2	-13.1%	50,258,659	33,243,121	-33.9%	2.2946	1.7458	21.77%	42.38%	6.70%	4.86%	4.84%
Polk Township	15.3	13.3	-13.0%	272,992	165,648	-39.3%	1.7873	1.2465	24.24%	40.40%	6.70%	4.42%	4.23%
Richland Township	485.8	402.4	-17.2%	10,282,394	5,710,236	-44.5%	2.1167	1.4192	21.48%	35.18%	6.70%	3.25%	2.93%
Bloomington City-Richland Twp	22.7	24.5	7.9%	626,045	510,015	-18.5%	2.7559	2.0804	19.97%	39.62%	6.70%	4.24%	4.36%
Elletsville Town	184.7	157.6	-14.7%	4,830,040	3,237,371	-33.0%	2.6154	2.0543	19.74%	37.58%	6.70%	3.79%	3.86%
Salt Creek Township	138.9	108.8	-21.7%	2,199,689	1,185,918	-46.1%	1.5841	1.0903	25.14%	37.74%	6.70%	3.82%	2.93%
Van Buren Township	493.1	428.8	-13.0%	8,603,359	5,147,217	-40.2%	1.7447	1.2003	23.73%	38.09%	6.70%	3.90%	3.37%
Bloomington City-Van Buren Twp	111.7	107.2	-4.1%	2,600,466	1,908,386	-26.6%	2.3279	1.7805	21.70%	42.63%	6.70%	4.92%	4.91%
Washington Township	127.1	104.9	-17.5%	2,024,136	1,063,436	-47.5%	1.5927	1.0141	25.21%	38.17%	6.70%	3.92%	3.35%
Ellettsville Bean Blossom	0.1	0.1	5.1%	2,112	1,743	-17.4%	2.6167	2.0557	19.70%	37.50%	6.70%	3.77%	3.86%
County Totals/Averages	**6,736.7**	**5,900.3**	**-12.4%**	**139,315,369**	**89,019,739**	**-36.1%**	**2.0713**	**1.5092**	**22.46%**	**40.01%**	**6.70%**	**4.33%**	**4.15%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Monroe County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Monroe County	19,772,568	476	0	0	1,565	2,041
Bean Blossom Township	78,206	0	0	0	0	0
Benton Township	179,067	0	0	0	55	55
Bloomington Township	914,775	1	0	0	72	73
Clear Creek Township	148,342	0	0	0	5	5
Indian Creek Township	59,563	0	0	0	0	0
Perry Township	535,453	25	0	0	33	59
Polk Township	38,445	0	0	0	0	0
Richland Township	558,985	4	0	0	2	5
Salt Creek Township	147,536	0	0	0	0	0
Van Buren Township	1,110,891	0	0	0	41	41
Washington Township	62,677	0	0	0	0	0
Bloomington Civil City	22,924,089	893	0	0	2,549	3,442
Ellettsville Civil Town	1,171,801	139	0	0	58	197
Stinesville Civil Town	6,767	0	0	0	0	0
Richland-Bean Blossom Community School Corp.	5,558,382	154	0	0	64	218
Monroe County Community School Corporation	25,644,864	605	0	0	2,254	2,859
Monroe County Public Library	5,678,791	137	0	0	450	586
Bloomington Transportation	961,761	37	0	0	107	144
Perry-Clear Creek Fire Protection	1,089,245	0	0	0	20	20
Monroe County Solid Waste Management District	1,432,965	34	0	0	113	148
Bloomington City Redevelopment	718,157	28	0	0	80	108
Monroe County Redevelopment Commission	204,997	1	0	0	9	10
Total - All Taxing Units	**88,998,327**	**2,535**	**0**	**0**	**7,475**	**10,010**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

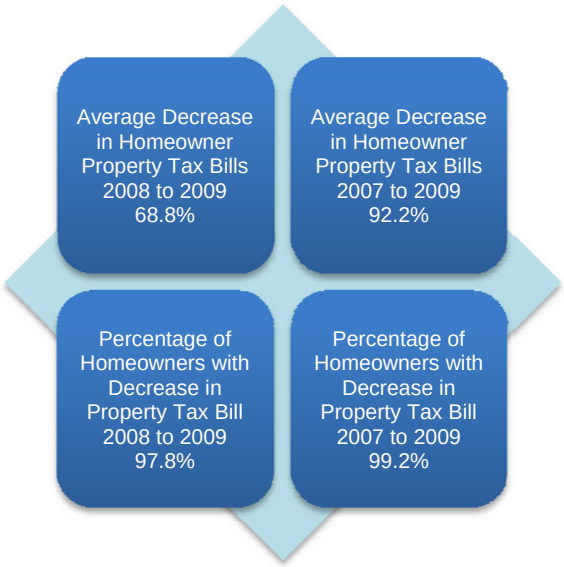
2009 MONTGOMERY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Montgomery County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	150	1.6%	37	0.4%
10% to 19%	9	0.1%	8	0.1%
1% to 9%	13	0.1%	2	0.0%
0%	39	0.4%	32	0.3%
-1% to -9%	23	0.2%	12	0.1%
-10% to -19%	39	0.4%	15	0.2%
-20% to -29%	133	1.4%	15	0.2%
-30% to -39%	345	3.7%	12	0.1%
-40% to -49%	580	6.2%	30	0.3%
-50% to -59%	741	7.9%	70	0.7%
-60% to -69%	835	8.9%	181	1.9%
-70% to -79%	1,531	16.3%	502	5.3%
-80% to -89%	3,787	40.2%	1,338	14.2%
-90% to -99%	951	10.1%	6,914	73.4%
-100%	240	2.5%	248	2.6%
Total	9,416	100.0%	9,416	100.0%
Higher Tax Bill	172	1.8%	47	0.5%
No Change	39	0.4%	32	0.3%
Lower Tax Bill	9,205	97.8%	9,337	99.2%
Average Change in Tax Bill	-68.8%		-92.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Montgomery County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-37.6%	-30.6%
State PTRC Percentage, 2008	18.7%	20.1%
Total State Homestead Credit, 2008	34.1%	39.5%
Total State Homestead Credit, 2009	9.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Montgomery County decreased by 68.8%. Montgomery County saw a smaller-than-average decrease in assessed value in 2009, and Montgomery local units decreased their local tax levies as well. The county significantly reduced general fund and jail lease/rental levies. Crawfordsville Schools significantly reduced debt, capital projects and transportation levies, and eliminated the school bus replacement levy. This resulted in a larger-than-average reduction in tax rates. In addition, the county adopted a local option income tax for property tax relief in 2008, and it continued to reduce homeowner tax bills in 2009. All these factors contributed

2009 Property Tax Changes:

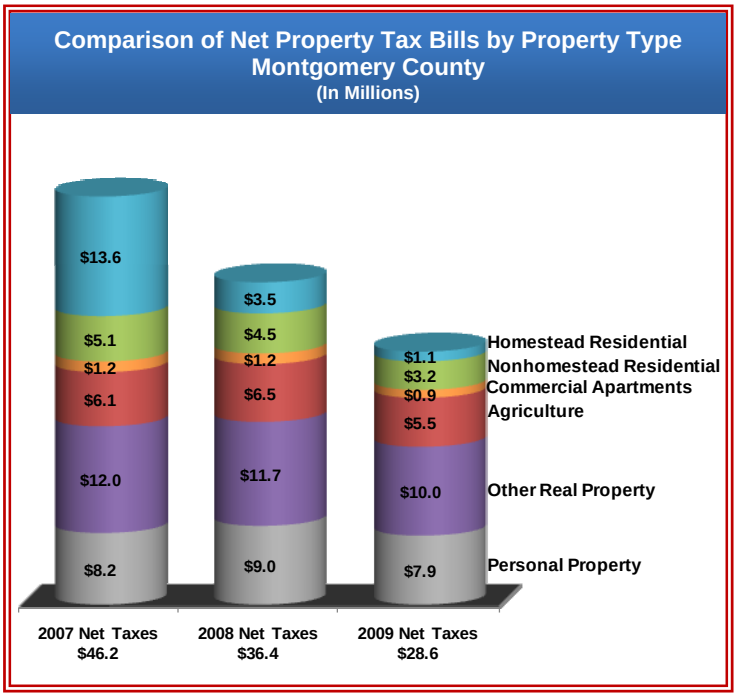
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

to a very large reduction in homeowner tax bills. No Montgomery County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Montgomery County, as they were in most Indiana counties.



In Montgomery County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 28.9% decline in average property tax bills. Average tax bills on commercial apartments decreased 25.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 15.4% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 14.5%. Personal property, which is largely business equipment, saw a 12.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Montgomery County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$57,753,226***	***$56,939,232***	***$35,445,236***	***-1.4%***	***-37.7%***	***-11.2%***
State Unit	44,481	47,454	0	6.7%	-100.0%	
Montgomery County	10,204,579	9,453,161	5,900,022	-7.4%	-37.6%	-16.8%
Brown Township	44,947	46,206	58,592	2.8%	26.8%	26.8%
Clark Township	31,148	31,982	32,499	2.7%	1.6%	1.6%
Coal Creek Township	125,634	91,822	101,959	-26.9%	11.0%	11.0%
Franklin Township	29,722	31,442	30,386	5.8%	-3.4%	-3.4%
Madison Township	130,154	131,681	139,263	1.2%	5.8%	5.8%
Ripley Township	62,548	51,737	107,241	-17.3%	107.3%	107.3%
Scott Township	30,975	31,692	32,517	2.3%	2.6%	2.6%
Sugar Creek Township	17,609	18,069	18,613	2.6%	3.0%	3.0%
Union Township	488,792	500,364	490,292	2.4%	-2.0%	-2.0%
Walnut Township	34,180	35,085	34,968	2.6%	-0.3%	-0.3%
Wayne Township	86,055	69,351	75,149	-19.4%	8.4%	8.4%
Crawfordsville Civil City	7,188,139	7,441,264	6,514,365	3.5%	-12.5%	-7.1%
Alamo Civil Town	4,889	5,045	4,408	3.2%	-12.6%	-12.6%
Darlington Civil Town	69,789	72,224	70,184	3.5%	-2.8%	-2.8%
Ladoga Civil Town	109,399	112,874	146,417	3.2%	29.7%	29.7%
Linden Civil Town	74,328	72,711	59,618	-2.2%	-18.0%	-18.0%
New Market Civil Town	47,030	49,942	47,047	6.2%	-5.8%	-5.8%
Waveland Civil Town	26,141	27,791	28,949	6.3%	4.2%	4.2%
Waynetown Civil Town	69,066	71,369	73,065	3.3%	2.4%	2.4%
Wingate Civil Town	59,791	53,288	47,019	-10.9%	-11.8%	-11.8%
New Richmond Civil Town	57,159	58,523	61,598	2.4%	5.3%	5.3%
New Ross Civil Town	27,855	28,474	29,386	2.2%	3.2%	3.2%
North Montgomery Community School Corp.	12,517,144	11,442,464	6,085,075	-8.6%	-46.8%	-6.7%
South Montgomery Community School Corp.	12,160,451	12,290,008	7,766,421	1.1%	-36.8%	16.2%
Crawfordsville Community School Corporation	12,223,252	12,699,664	5,684,750	3.9%	-55.2%	-37.2%
Crawfordsville Public Library	1,461,759	1,682,119	1,505,790	15.1%	-10.5%	-10.5%
Darlington Public Library	52,250	54,179	55,136	3.7%	1.8%	1.8%
Ladoga Public Library	40,454	41,797	44,056	3.3%	5.4%	5.4%
Linden Public Library	175,249	133,168	135,694	-24.0%	1.9%	1.9%
Waveland Public Library	58,257	62,282	64,757	6.9%	4.0%	4.0%
West Central Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Crawfordsville Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Montgomery County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Brown Township	35.9	32.0	-10.9%	804,156	496,587	-38.2%	2.2407	1.5532	22.15%	34.44%	9.22%	48.17%	88.98%
Brown Township-Lr Conservancy	27.6	28.4	3.0%	617,628	440,971	-28.6%	2.2407	1.5532	22.15%	34.44%	9.22%	48.17%	88.98%
New Market Town-Brown Township	2.9	2.1	-28.1%	75,239	42,032	-44.1%	2.5768	2.0034	21.35%	37.11%	9.22%	48.17%	88.98%
Waveland Town	0.5	0.6	14.6%	12,120	10,425	-14.0%	2.4941	1.8726	21.52%	36.68%	9.22%	48.17%	88.98%
Waveland Town-Lr Conservancy	8.5	7.1	-16.8%	213,073	133,176	-37.5%	2.4941	1.8726	21.58%	36.64%	9.22%	48.17%	88.98%
Clark Township	53.3	47.1	-11.7%	1,168,346	700,966	-40.0%	2.1906	1.4881	22.31%	34.02%	9.22%	48.17%	88.98%
Ladoga Town	23.9	21.7	-9.2%	631,617	464,879	-26.4%	2.6401	2.1394	20.77%	36.36%	9.22%	48.17%	88.98%
Coal Creek Township	74.3	70.9	-4.6%	1,651,409	991,449	-40.0%	2.2217	1.3976	21.29%	34.07%	9.22%	48.17%	88.98%
Wingate Town	6.0	5.3	-11.8%	181,300	115,387	-36.4%	3.0175	2.1765	20.37%	40.65%	9.22%	48.17%	88.98%
New Richmond Town	8.0	6.1	-23.8%	228,236	139,906	-38.7%	2.8653	2.3040	20.59%	39.90%	9.22%	48.17%	88.98%
Franklin Township	69.1	61.4	-11.2%	1,527,199	847,467	-44.5%	2.2093	1.3809	21.78%	35.12%	9.22%	48.17%	88.98%
Darlington Town	15.4	11.1	-27.9%	408,399	220,451	-46.0%	2.6526	1.9864	20.28%	37.00%	9.22%	48.17%	88.98%
Madison Township	60.5	81.9	35.3%	1,477,099	1,263,834	-14.4%	2.4416	1.5440	20.53%	35.20%	9.22%	48.17%	88.98%
Linden Town	17.8	14.5	-18.3%	507,091	283,866	-44.0%	2.8503	1.9527	19.70%	37.49%	9.22%	48.17%	88.98%
Ripley Township	43.8	39.1	-10.8%	965,466	639,840	-33.7%	2.2019	1.6360	22.36%	34.34%	9.22%	48.17%	88.98%
Alamo Town	1.7	1.0	-38.0%	41,552	21,225	-48.9%	2.5062	2.0648	21.29%	36.06%	9.22%	48.17%	88.98%
Scott Township	47.3	46.8	-1.1%	1,018,641	672,666	-34.0%	2.1547	1.4384	22.41%	33.65%	9.22%	48.17%	88.98%
New Market Town-Scott Township	3.0	2.2	-28.9%	75,193	40,570	-46.0%	2.4871	1.8865	21.59%	36.57%	9.22%	48.17%	88.98%
Sugar Creek Township	38.8	38.0	-2.0%	833,638	496,820	-40.4%	2.1499	1.3079	21.90%	34.48%	9.22%	48.17%	88.98%
Union Twp-N. Montgomery Schools	182.4	151.0	-17.2%	4,181,368	2,189,303	-47.6%	2.2924	1.4499	21.01%	34.41%	9.22%	48.17%	88.98%
Union Twp-S. Montgomery Schools	397.5	405.4	2.0%	9,052,355	6,326,146	-30.1%	2.2773	1.5603	21.54%	33.45%	9.22%	48.17%	88.98%
Union Township-Crawfordsville	59.8	42.7	-28.7%	1,897,817	794,297	-58.1%	3.1711	1.8621	14.98%	28.67%	9.22%	48.17%	88.98%
Crawfordsville City-N. Montgomery	164.5	152.9	-7.1%	5,556,100	3,865,761	-30.4%	3.3778	2.5287	18.93%	39.60%	9.22%	48.17%	88.98%
Crawfordsville City-S. Montgomery	47.1	49.8	5.8%	1,582,857	1,314,360	-17.0%	3.3627	2.6391	19.28%	39.01%	9.22%	48.17%	88.98%
Crawfordsville City-Crawfordsville	447.8	379.2	-15.3%	19,062,111	11,151,860	-41.5%	4.2565	2.9409	14.87%	34.06%	9.22%	48.17%	88.98%
New Market-Union Township	6.8	5.0	-26.9%	179,695	101,339	-43.6%	2.6247	2.0239	20.88%	36.45%	9.22%	48.17%	88.98%
Walnut Township	58.2	51.6	-11.4%	1,249,707	740,317	-40.8%	2.1464	1.4350	22.45%	33.60%	9.22%	48.17%	88.98%
New Ross Town	6.3	4.8	-25.0%	162,073	95,600	-41.0%	2.5562	2.0095	20.33%	34.25%	9.22%	48.17%	88.98%
Wayne Township	50.7	48.4	-4.6%	1,117,633	668,422	-40.2%	2.2048	1.3815	21.42%	34.14%	9.22%	48.17%	88.98%
Waynetown Town	17.6	12.9	-27.0%	460,246	250,902	-45.5%	2.6095	1.9491	20.38%	36.79%	9.22%	48.17%	88.98%
County Totals/Averages	**1,977.2**	**1,820.8**	**-7.9%**	**56,939,363**	**35,520,821**	**-37.6%**	**2.8797**	**1.9507**	**18.71%**	**34.09%**	**9.22%**	**48.17%**	**88.98%**

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.
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The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Montgomery County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Montgomery County	5,900,022	0	26,193	0	0	26,193
Brown Township	58,592	0	0	0	0	0
Clark Township	32,499	0	0	0	0	0
Coal Creek Township	101,959	0	0	0	0	0
Franklin Township	30,386	0	0	0	0	0
Madison Township	139,263	0	0	0	0	0
Ripley Township	107,241	0	0	0	0	0
Scott Township	32,517	0	0	0	0	0
Sugar Creek Township	18,613	0	0	0	0	0
Union Township	490,292	0	1,521	0	0	1,521
Walnut Township	34,968	0	0	0	0	0
Wayne Township	75,149	0	0	0	0	0
Crawfordsville Civil City	6,514,365	0	90,643	0	0	90,643
Alamo Civil Town	4,408	0	0	0	0	0
Darlington Civil Town	70,184	0	0	0	0	0
Ladoga Civil Town	146,417	0	0	0	0	0
Linden Civil Town	59,618	0	0	0	0	0
New Market Civil Town	47,047	0	0	0	0	0
Waveland Civil Town	28,949	0	0	0	0	0
Waynetown Civil Town	73,065	0	0	0	0	0
Wingate Civil Town	47,019	0	0	0	0	0
New Richmond Civil Town	61,598	0	0	0	0	0
New Ross Civil Town	29,386	0	0	0	0	0
North Montgomery Community School Corporation	6,085,075	0	0	0	0	0
South Montgomery Community School Corporation	7,766,421	0	136	0	0	136
Crawfordsville Community School Corporation	5,684,750	0	108,457	0	0	108,457
Crawfordsville Public Library	1,505,790	0	10,277	0	0	10,277
Darlington Public Library	55,136	0	0	0	0	0
Ladoga Public Library	44,056	0	0	0	0	0
Linden Public Library	135,694	0	0	0	0	0
Waveland Public Library	64,757	0	0	0	0	0
West Central Indiana Solid Waste Management	0	0	0	0	0	0
Crawfordsville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**35,445,236**	**0**	**237,227**	**0**	**0**	**237,227**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

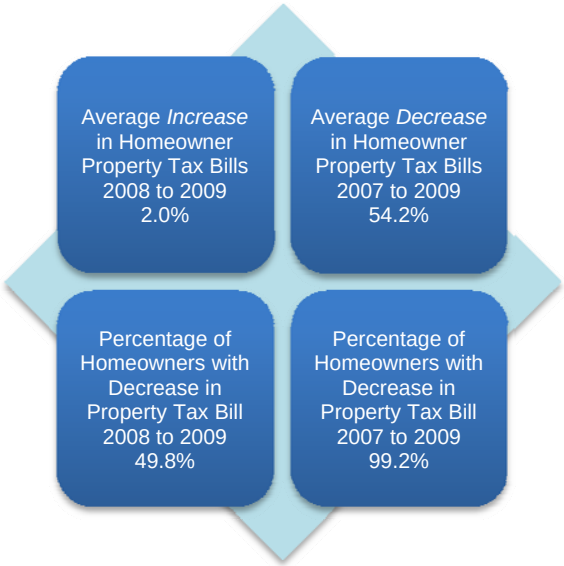
2009 MORGAN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Morgan County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	3,312	19.7%	73	0.4%
10% to 19%	1,513	9.0%	15	0.1%
1% to 9%	3,606	21.4%	35	0.2%
0%	18	0.1%	13	0.1%
-1% to -9%	3,890	23.1%	68	0.4%
-10% to -19%	1,906	11.3%	182	1.1%
-20% to -29%	1,347	8.0%	373	2.2%
-30% to -39%	457	2.7%	988	5.9%
-40% to -49%	206	1.2%	2,541	15.1%
-50% to -59%	171	1.0%	7,178	42.7%
-60% to -69%	103	0.6%	3,815	22.7%
-70% to -79%	69	0.4%	979	5.8%
-80% to -89%	79	0.5%	297	1.8%
-90% to -99%	46	0.3%	163	1.0%
-100%	95	0.6%	98	0.6%
Total	16,818	100.0%	16,818	100.0%
Higher Tax Bill	8,431	50.1%	123	0.7%
No Change	18	0.1%	13	0.1%
Lower Tax Bill	8,369	49.8%	16,682	99.2%
Average Change in Tax Bill	2.0%		-54.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Morgan County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.9%	-30.6%
State PTRC Percentage, 2008	24.2%	20.1%
Total State Homestead Credit, 2008	49.2%	39.5%
Total State Homestead Credit, 2009	10.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Morgan County increased by 2.0%. The school general fund and county welfare levies were a larger share of Morgan County's levy in 2008, so their elimination reduced Morgan tax rates by more than the state average. But Morgan County taxpayers saw larger-than-average homestead credits in 2008. The loss of this tax relief offset the lower tax rates. Morgan County adopted a local option income tax for property tax relief, and only a few elderly Morgan County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Morgan County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

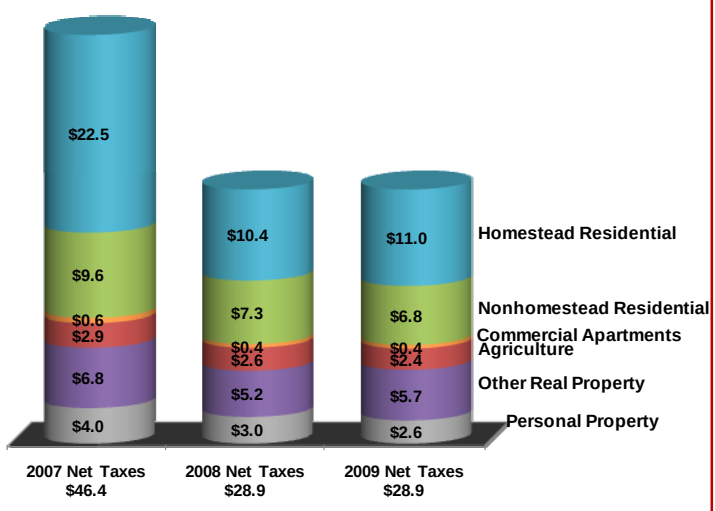
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Morgan County
(In Millions)



In Morgan County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 6.8% decline in average property tax bills. Tax bills on commercial apartments increased 7% Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 9.6%. Personal property, which is largely business equipment, saw a 13.3% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Morgan County
$19,189

Percentage share of circuit breaker tax cap credits by cap category…

1.5 %
Homestead qualifying property
$0 0.0%

2.5%
Other qualified residential property
$0 0.0%

3.5%
All other real and personal property
$0 0.0%

Elderly
$19,189 100.0%

Morgan County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$63,262,450***	***$64,739,641***	***$42,812,773***	***2.3%***	***-33.9%***	***1.5%***
State Unit	78,156	80,170	0	2.6%	-100.0%	
Morgan County	9,157,262	8,598,262	6,700,796	-6.1%	-22.1%	0.2%
Adams Township	26,599	26,274	26,286	-1.2%	0.0%	0.0%
Ashland Township	33,872	34,234	30,626	1.1%	-10.5%	-10.5%
Baker Township	22,095	21,754	20,913	-1.5%	-3.9%	-3.9%
Brown Township	703,173	695,790	718,104	-1.0%	3.2%	3.2%
Clay Township	81,727	81,068	78,006	-0.8%	-3.8%	-3.8%
Green Township	108,175	108,609	105,522	0.4%	-2.8%	-2.8%
Gregg Township	166,390	159,765	182,463	-4.0%	14.2%	14.2%
Harrison Township	8,889	8,568	8,420	-3.6%	-1.7%	-1.7%
Jackson Township	253,625	170,677	196,737	-32.7%	15.3%	15.3%
Jefferson Township	71,559	71,990	67,524	0.6%	-6.2%	-6.2%
Madison Township	1,354,184	1,375,569	1,414,838	1.6%	2.9%	2.9%
Monroe Township	39,329	38,712	38,845	-1.6%	0.3%	0.3%
Ray Township	0	45,803	29,929		-34.7%	-34.7%
Washington Township	743,680	582,881	599,317	-21.6%	2.8%	2.8%
Martinsville Civil City	4,052,249	3,806,484	5,052,184	-6.1%	32.7%	39.3%
Mooresville Civil Town	2,802,904	2,751,496	2,742,984	-1.8%	-0.3%	-0.3%
Bethany Civil Town	6,196	6,061	6,042	-2.2%	-0.3%	-0.3%
Brooklyn Civil Town	128,078	126,384	123,966	-1.3%	-1.9%	-1.9%
Morgantown Civil Town	183,466	178,284	177,861	-2.8%	-0.2%	-0.2%
Paragon Civil Town	69,234	68,598	55,908	-0.9%	-18.5%	-18.5%
Monrovia Civil Town	57,884	55,748	66,855	-3.7%	19.9%	19.9%
Nineveh-Hensley-Jackson United School Corp.	2,692,845	2,794,818	1,272,666	3.8%	-54.5%	-22.3%
Monroe-Gregg School Corporation	5,838,472	6,186,826	4,221,837	6.0%	-31.8%	19.6%
Eminence Consolidated School Corporation	1,994,479	2,307,882	1,223,272	15.7%	-47.0%	-0.8%
M.S.D. Martinsville School Corporation	15,518,061	16,511,487	7,414,586	6.4%	-55.1%	-7.3%
Mooresville Consolidated School Corporation	15,111,115	15,672,240	7,970,569	3.7%	-49.1%	-8.0%
Morgan County Public Library	1,008,943	1,225,937	1,119,918	21.5%	-8.6%	-8.6%
Mooresville Public Library	682,605	670,979	675,108	-1.7%	0.6%	0.6%
Harrison Township Fire #7	42,588	42,423	43,552	-0.4%	2.7%	2.7%
Monroe Township Fire District	0	0	0	0.0%	0.0%	0.0%
West Central Indiana Solid Waste Mgt. District	224,616	233,868	427,139	4.1%	82.6%	82.6%
Town Of Mooresville Redevelopment	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Morgan County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	74.8	68.0	-9.1%	1,380,295	822,155	-40.4%	1.8449	1.2092	23.33%	47.46%	10.23%	23.48%	41.31%
Ashland Township	81.6	72.9	-10.6%	1,510,360	884,144	-41.5%	1.8519	1.2126	23.42%	47.83%	10.23%	19.79%	33.28%
Baker Township	35.9	30.4	-15.4%	534,916	287,869	-46.2%	1.4905	0.9480	29.05%	51.88%	10.23%	21.75%	36.89%
Brown Township	168.6	138.9	-17.6%	3,552,195	2,287,850	-35.6%	2.1065	1.6468	22.97%	49.42%	10.23%	19.95%	33.35%
Mooresville Town	435.5	382.9	-12.1%	10,448,688	7,503,764	-28.2%	2.3993	1.9596	21.73%	50.31%	10.23%	32.39%	56.02%
Clay Township	136.6	117.5	-14.0%	2,025,434	1,103,230	-45.5%	1.4832	0.9390	29.09%	51.75%	10.23%	24.37%	42.01%
Bethany Town	1.4	1.1	-23.3%	26,187	15,701	-40.0%	1.8942	1.4801	27.17%	57.41%	10.23%	19.34%	32.31%
Brooklyn Town	43.2	33.4	-22.8%	753,930	426,502	-43.4%	1.7456	1.2784	27.51%	54.98%	10.23%	19.48%	32.58%
Green Township	194.0	170.3	-12.2%	2,882,192	1,602,095	-44.4%	1.4858	0.9409	28.83%	51.09%	10.23%	19.82%	33.20%
Gregg Township	154.7	129.7	-16.2%	3,157,005	2,243,626	-28.9%	2.0402	1.7303	22.69%	45.56%	10.23%	20.17%	33.65%
Harrison Township	84.8	70.3	-17.1%	1,464,783	837,280	-42.8%	1.7273	1.1904	25.66%	48.99%	10.23%	22.07%	37.74%
Jackson Township	163.3	133.5	-18.2%	3,088,403	1,663,087	-46.2%	1.8917	1.2453	21.49%	45.18%	10.23%	19.80%	33.33%
Morgantown Town	28.4	25.1	-11.7%	700,817	468,691	-33.1%	2.4647	1.8661	21.09%	52.08%	10.23%	38.43%	75.27%
Jefferson Township	163.1	135.0	-17.3%	2,404,163	1,253,617	-47.9%	1.4737	0.9287	29.06%	51.32%	10.23%	20.36%	34.44%
Madison Township	485.6	387.7	-20.2%	9,493,127	5,766,502	-39.3%	1.9549	1.4872	22.33%	45.07%	10.23%	19.95%	33.37%
Monroe Township	206.2	165.4	-19.8%	4,237,320	3,016,269	-28.8%	2.0546	1.8231	22.79%	46.09%	10.23%	21.09%	34.95%
Ray Township	47.1	40.7	-13.7%	715,740	386,388	-46.0%	1.5184	0.9499	27.61%	48.71%	10.23%	21.01%	36.08%
Paragon Town	14.3	12.8	-10.7%	278,861	170,355	-38.9%	1.9476	1.3317	26.35%	56.15%	10.23%	19.77%	33.58%
Washington Township	410.5	333.4	-18.8%	6,375,208	3,450,834	-45.9%	1.5530	1.0351	28.20%	51.52%	10.23%	21.50%	36.40%
Martinsville City	450.2	400.2	-11.1%	10,390,970	8,742,144	-15.9%	2.3082	2.1846	24.42%	56.62%	10.23%	39.12%	63.72%
Monrovia Town	26.0	35.6	37.1%	590,139	716,835	21.5%	2.2734	2.0146	23.01%	50.25%	10.23%	23.79%	36.24%
County Totals/Averages	**3,405.8**	**2,884.8**	**-15.3%**	**66,010,733**	**43,648,938**	**-33.9%**	**1.9381**	**1.5130**	**24.22%**	**49.20%**	**10.23%**	**24.18%**	**40.99%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Morgan County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Morgan County	6,700,796	0	0	0	2,387	2,387
Adams Township	26,286	0	0	0	0	0
Ashland Township	30,626	0	0	0	2	2
Baker Township	20,913	0	0	0	4	4
Brown Township	718,104	0	0	0	273	273
Clay Township	78,006	0	0	0	10	10
Green Township	105,522	0	0	0	31	31
Gregg Township	182,463	0	0	0	33	33
Harrison Township	8,420	0	0	0	0	0
Jackson Township	196,737	0	0	0	0	0
Jefferson Township	67,524	0	0	0	3	3
Madison Township	1,414,838	0	0	0	134	134
Monroe Township	38,845	0	0	0	30	30
Ray Township	29,929	0	0	0	0	0
Washington Township	599,317	0	0	0	145	145
Martinsville Civil City	5,052,184	0	0	0	6,636	6,636
Mooresville Civil Town	2,742,984	0	0	0	708	708
Bethany Civil Town	6,042	0	0	0	0	0
Brooklyn Civil Town	123,966	0	0	0	126	126
Morgantown Civil Town	177,861	0	0	0	0	0
Paragon Civil Town	55,908	0	0	0	0	0
Lake Hart Civil Town	0	0	0	0	0	0
Monrovia Civil Town	66,855	0	0	0	37	37
Nineveh-Hensley-Jackson United School Corp.	1,272,666	0	0	0	0	0
Monroe-Gregg School Corporation	4,221,837	0	0	0	2,277	2,277
Eminence Consolidated School Corporation	1,223,272	0	0	0	47	47
M.S.D. Martinsville School Corporation	7,414,586	0	0	0	3,776	3,776
Mooresville Consolidated School Corporation	7,970,569	0	0	0	1,584	1,584
Morgan County Public Library	1,119,918	0	0	0	412	412
Mooresville Public Library	675,108	0	0	0	204	204
Harrison Township Fire #7	43,552	0	0	0	0	0
Mooresville Redevelopment	0	0	0	0	0	0
West Central Indiana Solid Waste Management	0	0	0	0	0	0
Brown Township Mooresville Park	0	0	0	0	0	0
Monroe Township Fire District	427,139	0	0	0	328	328
Town of Mooresville Redevelopment	0	0	0	0	0	0
Total - All Taxing Units	**42,812,773**	**0**	**0**	**0**	**19,189**	**19,189**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

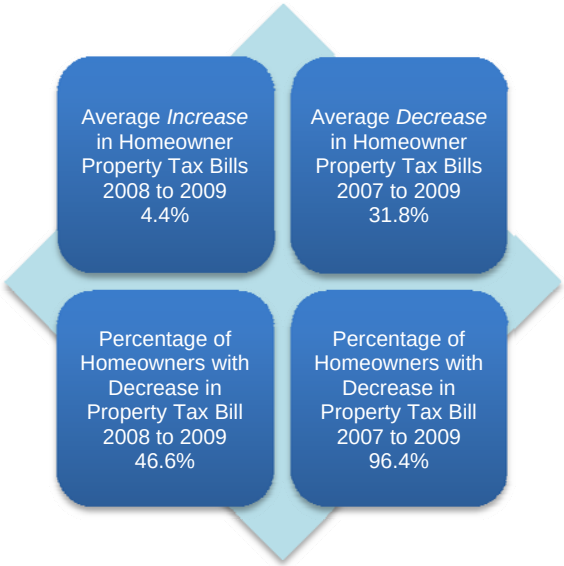
2009 NEWTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Newton County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	530	14.0%	27	0.7%
10% to 19%	632	16.7%	22	0.6%
1% to 9%	821	21.7%	54	1.4%
0%	36	1.0%	32	0.8%
-1% to -9%	562	14.9%	180	4.8%
-10% to -19%	533	14.1%	446	11.8%
-20% to -29%	292	7.7%	772	20.4%
-30% to -39%	110	2.9%	803	21.3%
-40% to -49%	50	1.3%	657	17.4%
-50% to -59%	21	0.6%	418	11.1%
-60% to -69%	27	0.7%	125	3.3%
-70% to -79%	36	1.0%	72	1.9%
-80% to -89%	20	0.5%	40	1.1%
-90% to -99%	12	0.3%	29	0.8%
-100%	96	2.5%	101	2.7%
Total	3,778	100.0%	3,778	100.0%
Higher Tax Bill	1,983	52.5%	103	2.7%
No Change	36	1.0%	32	0.8%
Lower Tax Bill	1,759	46.6%	3,643	96.4%
Average Change in Tax Bill	4.4%		-31.8%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Newton County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-9.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-37.9%	-30.6%
State PTRC Percentage, 2008	23.9%	20.1%
Total State Homestead Credit, 2008	50.9%	39.5%
Total State Homestead Credit, 2009	8.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Newton County increased by 4.4%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were more than offset by the elimination of the county's higher-than-average property tax replacement credit and the state homestead credit rates. Newton County did not adopt a local option income tax for property tax relief, and only a few elderly Newton County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Newton County, as they were in most Indiana counties.

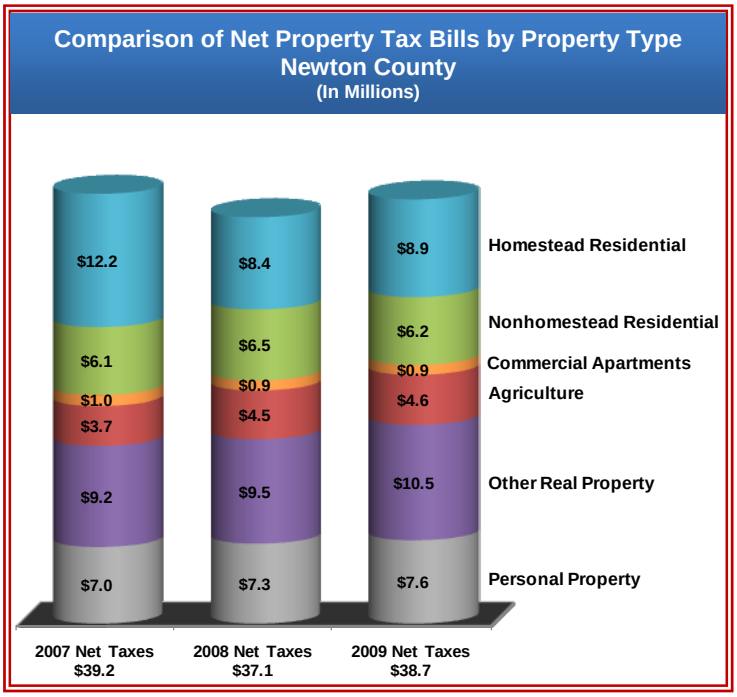
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.



In Newton County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 4.6% decline in average property tax bills. Average tax bills on commercial apartments did not change significantly. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.2% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 10.5%. Personal property, which is largely business equipment, saw a 4.1% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Newton County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$19,331,737***	***$20,934,753***	***$12,995,535***	***8.3%***	***-37.9%***	***-6.7%***
State Unit	17,211	18,889	0	9.7%	-100.0%	
Newton County	5,281,127	6,000,421	4,846,003	13.6%	-19.2%	2.2%
Beaver Township	139,889	142,745	148,771	2.0%	4.2%	4.2%
Colfax Township	7,131	7,072	6,992	-0.8%	-1.1%	-1.1%
Grant Township	33,013	33,897	35,542	2.7%	4.9%	4.9%
Iroquois Township	34,613	35,375	36,888	2.2%	4.3%	4.3%
Jackson Township	16,829	17,213	18,122	2.3%	5.3%	5.3%
Jefferson Township	57,306	59,018	79,311	3.0%	34.4%	34.4%
Lake Township	169,803	173,820	177,839	2.4%	2.3%	2.3%
Lincoln Township	135,385	139,040	138,533	2.7%	-0.4%	-0.4%
Mcclellan Township	20,644	21,899	22,832	6.1%	4.3%	4.3%
Washington Township	29,263	30,169	31,594	3.1%	4.7%	4.7%
Brook Civil Town	202,225	205,075	217,253	1.4%	5.9%	5.9%
Goodland Civil Town	230,754	233,995	245,447	1.4%	4.9%	4.9%
Kentland Civil Town	391,990	396,683	414,262	1.2%	4.4%	4.4%
Morocco Civil Town	189,124	191,926	200,385	1.5%	4.4%	4.4%
Mt. Ayr Civil Town	10,617	10,749	11,349	1.2%	5.6%	5.6%
North Newton School Corporation	6,279,598	6,737,471	2,998,555	7.3%	-55.5%	-11.0%
South Newton School Corporation	4,940,561	5,276,457	2,049,095	6.8%	-61.2%	-29.8%
Brook Public Library	186,072	190,778	198,401	2.5%	4.0%	4.0%
Goodland Public Library	81,668	83,285	87,938	2.0%	5.6%	5.6%
Kentland Public Library	128,307	130,029	212,286	1.3%	63.3%	63.3%
Newton County Public Library	748,607	798,747	818,137	6.7%	2.4%	2.4%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Newton County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Beaver Township	40.9	37.9	-7.3%	1,060,596	713,860	-32.7%	2.5936	1.8824	24.19%	51.19%	8.06%	0.00%	0.00%
Morocco Corp (Beaver)	32.8	23.9	-27.1%	989,486	606,897	-38.7%	3.0124	2.5356	23.64%	54.22%	8.06%	0.00%	0.00%
Colfax Township	50.5	55.5	9.9%	1,182,113	878,678	-25.7%	2.3403	1.5833	25.38%	50.91%	8.06%	0.00%	0.00%
Grant Township	37.7	38.5	2.0%	1,011,891	612,646	-39.5%	2.6830	1.5920	23.13%	47.70%	8.06%	0.00%	0.00%
Goodland Corp (Grant)	30.6	26.8	-12.3%	1,044,651	664,059	-36.4%	3.4193	2.4777	21.85%	51.32%	8.06%	0.00%	0.00%
Iroquois Township	42.5	42.7	0.6%	1,164,781	707,845	-39.2%	2.7416	1.6559	22.78%	47.45%	8.06%	0.00%	0.00%
Brook Corp (Iroquois)	19.1	14.6	-23.6%	723,739	454,946	-37.1%	3.7857	3.1139	21.54%	52.95%	8.06%	0.00%	0.00%
Jackson Township	41.7	44.4	6.3%	987,607	714,644	-27.6%	2.3659	1.6104	25.29%	51.07%	8.06%	0.00%	0.00%
Mount Ayr Corp (Jackson)	2.1	1.6	-26.7%	60,730	36,250	-40.3%	2.8658	2.3339	24.00%	53.78%	8.06%	0.00%	0.00%
Jefferson Township	52.2	52.7	0.8%	1,396,697	884,990	-36.6%	2.6733	1.6799	23.14%	47.61%	8.06%	0.00%	0.00%
Kentland Corp (Jefferson)	76.2	67.1	-12.0%	2,398,850	1,486,695	-38.0%	3.1463	2.2150	22.19%	50.02%	8.06%	0.00%	0.00%
Lake Township	108.5	90.3	-16.8%	2,697,900	1,596,484	-40.8%	2.4865	1.7676	24.69%	51.16%	8.06%	0.00%	0.00%
Lincoln Township	177.1	144.9	-18.2%	4,259,686	2,414,603	-43.3%	2.4048	1.6663	25.00%	50.83%	8.06%	0.00%	0.00%
Mcclellan Township	28.9	28.9	0.2%	694,000	477,351	-31.2%	2.4021	1.6496	25.17%	51.27%	8.06%	0.00%	0.00%
Washington Township	46.1	45.1	-2.1%	1,262,407	745,589	-40.9%	2.7408	1.6543	22.89%	47.76%	8.06%	0.00%	0.00%
County Totals/Averages	**787.1**	**715.0**	**-9.2%**	**20,935,131**	**12,995,537**	**-37.9%**	**2.6599**	**1.8177**	**23.86%**	**50.92%**	**8.06%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Newton County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Newton County	4,846,003	0	14,958	0	2,120	17,079
Beaver Township	148,771	0	176	0	129	305
Colfax Township	6,992	0	0	0	0	0
Grant Township	35,542	0	0	0	9	9
Iroquois Township	36,888	0	883	0	18	901
Jackson Township	18,122	0	0	0	4	4
Jefferson Township	79,311	0	0	0	18	18
Lake Township	177,839	0	0	0	49	49
Lincoln Township	138,533	0	0	0	48	48
McClellan Township	22,832	0	0	0	4	4
Washington Township	31,594	0	0	0	0	0
Brook Civil Town	217,253	0	0	0	0	0
Goodland Civil Town	245,447	0	0	0	0	0
Kentland Civil Town	414,262	0	0	0	0	0
Morocco Civil Town	200,385	0	0	0	0	0
Mt. Ayr Civil Town	11,349	0	0	0	0	0
North Newton School Corporation	2,998,555	0	966	0	1,316	2,283
South Newton School Corporation	2,049,095	0	14,747	0	892	15,639
Brook Public Library	198,401	0	4,008	0	82	4,089
Goodland Public Library	87,938	0	0	0	33	33
Kentland Public Library	212,286	0	0	0	104	104
Lake Village Public Library	0	0	0	0	0	0
Newton County Public Library	818,137	0	264	0	359	623
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Total - All Taxing Units	**12,995,535**	**0**	**36,002**	**0**	**5,185**	**41,187**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

2009 NOBLE COUNTY PROPERTY TAX REPORT

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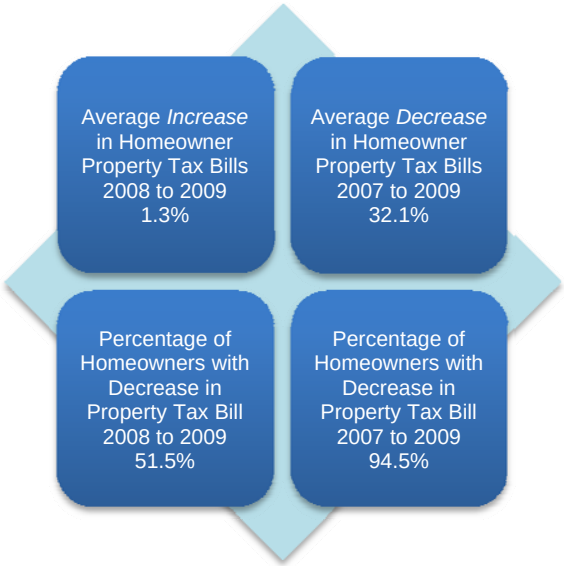
In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Noble County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,229	11.4%	219	2.0%
10% to 19%	1,689	15.7%	109	1.0%
1% to 9%	2,266	21.0%	210	1.9%
0%	43	0.4%	52	0.5%
-1% to -9%	2,587	24.0%	476	4.4%
-10% to -19%	1,401	13.0%	963	8.9%
-20% to -29%	582	5.4%	1,738	16.1%
-30% to -39%	267	2.5%	2,918	27.1%
-40% to -49%	141	1.3%	2,204	20.5%
-50% to -59%	134	1.2%	1,014	9.4%
-60% to -69%	122	1.1%	329	3.1%
-70% to -79%	71	0.7%	192	1.8%
-80% to -89%	45	0.4%	127	1.2%
-90% to -99%	25	0.2%	58	0.5%
-100%	174	1.6%	167	1.5%
Total	10,776	100.0%	10,776	100.0%
Higher Tax Bill	5,184	48.1%	538	5.0%
No Change	43	0.4%	52	0.5%
Lower Tax Bill	5,549	51.5%	10,186	94.5%
Average Change in Tax Bill	1.3%		-32.1%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Noble County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-28.6%	-30.6%
State PTRC Percentage, 2008	22.4%	20.1%
Total State Homestead Credit, 2008	41.8%	39.5%
Total State Homestead Credit, 2009	7.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Noble County increased by 1.3%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. Noble County did not adopt a local option income tax for property tax relief, and only a few elderly Noble County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Noble County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

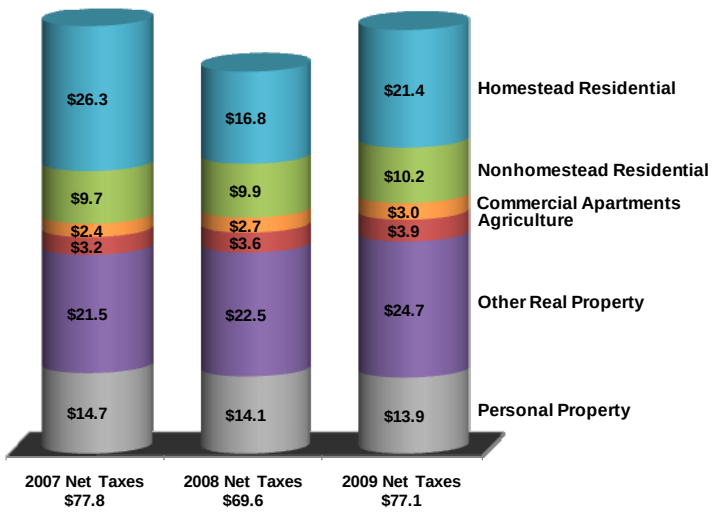
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Noble County
(In Millions)



In Noble County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3.0% increase in average property tax bills. Average tax bills on commercial apartments increased 11.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 8.3% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 9.8%. Personal property, which is largely business equipment, saw a 1.4% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Noble County
$126,463

Percentage share of circuit breaker tax cap credits by cap category…

Noble County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$50,839,166***	***$53,600,868***	***$37,212,567***	***5.4%***	***-30.6%***	***-0.8%***
State Unit	51,552	54,492	0	5.7%	-100.0%	
Noble County	8,302,093	8,403,236	7,529,164	1.2%	-10.4%	8.4%
Albion Township	23,925	24,864	25,587	3.9%	2.9%	2.9%
Allen Township	89,724	92,629	91,565	3.2%	-1.1%	-1.1%
Elkhart Township	44,809	46,539	47,850	3.9%	2.8%	2.8%
Green Township	35,628	36,986	38,458	3.8%	4.0%	4.0%
Jefferson Township	51,600	53,737	55,206	4.1%	2.7%	2.7%
Noble Township	116,323	116,336	167,665	0.0%	44.1%	44.1%
Orange Township	178,251	167,021	180,874	-6.3%	8.3%	8.3%
Perry Township	140,194	142,684	143,707	1.8%	0.7%	0.7%
Sparta Township	165,144	115,442	149,891	-30.1%	29.8%	29.8%
Swan Township	31,752	33,125	34,562	4.3%	4.3%	4.3%
Washington Township	30,088	31,791	32,596	5.7%	2.5%	2.5%
Wayne Township	112,246	116,919	121,189	4.2%	3.7%	3.7%
York Township	47,424	49,231	50,517	3.8%	2.6%	2.6%
Kendallville Civil City	3,866,274	3,937,260	3,489,853	1.8%	-11.4%	-9.7%
Ligonier Civil City	1,232,028	1,278,630	1,509,890	3.8%	18.1%	19.0%
Albion Civil Town	771,615	769,555	839,973	-0.3%	9.2%	9.2%
Avilla Civil Town	564,438	575,896	585,985	2.0%	1.8%	1.8%
Cromwell Civil Town	134,162	138,943	141,829	3.6%	2.1%	2.1%
Rome City Civil Town	246,710	254,594	288,494	3.2%	13.3%	13.3%
Wolcottville Civil Town	78,749	83,620	81,761	6.2%	-2.2%	-2.2%
Lakeland School Corporation	103,227	105,622	50,414	2.3%	-52.3%	-3.0%
Central Noble Community School Corporation	5,465,016	5,874,510	2,861,280	7.5%	-51.3%	-7.4%
East Noble School Corporation	17,313,243	18,646,891	9,118,167	7.7%	-51.1%	-15.1%
West Noble School Corporation	7,800,229	8,659,793	6,331,357	11.0%	-26.9%	15.3%
Smith-Green Community School Corporation	1,191,007	1,173,529	567,986	-1.5%	-51.6%	-8.1%
Kendallville Public Library	1,197,120	1,227,447	1,209,071	2.5%	-1.5%	-1.5%
Ligonier Public Library	187,757	198,325	202,189	5.6%	1.9%	1.9%
Noble County Public Library	870,613	765,777	826,950	-12.0%	8.0%	8.0%
Northeast Indiana Solid Waste Mgt. District	206,210	215,700	220,663	4.6%	2.3%	2.3%
Ligonier City Redevelopment Commission	122,125	124,797	129,629	2.2%	3.9%	3.9%
Albion Town Redevelopment Commission	15,906	26,828	27,837	68.7%	3.8%	3.8%
Avilla Town Redevelopment Commission	51,984	58,119	60,408	11.8%	3.9%	3.9%
Kendallville Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Noble County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Albion Township	8.2	7.1	-14.0%	151,667	92,704	-38.9%	1.8502	1.3149	26.15%	42.91%	7.14%	12.36%	19.94%
Albion-Albion	77.9	66.5	-14.6%	2,075,791	1,583,320	-23.7%	2.6644	2.3798	22.95%	47.21%	7.14%	12.36%	19.94%
Allen Township	124.4	101.1	-18.8%	2,543,179	1,482,945	-41.7%	2.0442	1.4674	23.40%	39.23%	7.14%	12.36%	19.94%
Kendallville City-Allen Township	64.0	58.2	-9.0%	1,931,767	1,455,323	-24.7%	3.0194	2.4992	20.76%	44.54%	7.14%	12.36%	19.94%
Avilla Town	95.6	82.8	-13.3%	2,549,862	1,856,967	-27.2%	2.6677	2.2419	21.27%	42.63%	7.14%	12.36%	19.94%
Elkhart Township	107.5	92.2	-14.2%	2,262,478	1,771,188	-21.7%	2.1049	1.9211	21.31%	39.44%	7.14%	12.36%	19.94%
Green Township	97.4	78.6	-19.4%	1,777,318	1,053,615	-40.7%	1.8242	1.3412	26.60%	43.04%	7.14%	12.36%	19.94%
Jefferson Township	100.4	90.2	-10.2%	1,875,512	1,202,596	-35.9%	1.8680	1.3334	26.05%	43.03%	7.14%	12.36%	19.94%
Noble Township	146.3	122.1	-16.5%	2,775,240	1,724,312	-37.9%	1.8965	1.4120	25.75%	42.87%	7.14%	12.36%	19.94%
Orange Township	143.0	123.6	-13.6%	3,073,466	1,947,221	-36.6%	2.1499	1.5760	22.77%	39.46%	7.14%	12.36%	19.94%
Rome City Town	126.2	104.8	-17.0%	2,914,982	1,925,739	-33.9%	2.3090	1.8370	22.41%	41.02%	7.14%	12.36%	19.94%
Wolcottville Town	9.7	8.3	-14.2%	242,983	184,071	-24.2%	2.5037	2.2107	23.33%	50.28%	7.14%	12.36%	19.94%
Perry Township	97.3	86.7	-10.9%	2,025,309	1,629,872	-19.5%	2.0814	1.8796	21.31%	39.07%	7.14%	12.36%	19.94%
Ligonier City	172.1	160.0	-7.0%	5,064,309	4,882,176	-3.6%	2.9429	3.0516	20.15%	45.57%	7.14%	12.36%	19.94%
Sparta Township	90.7	75.7	-16.5%	1,979,779	1,559,801	-21.2%	2.1826	2.0598	20.80%	39.26%	7.14%	12.36%	19.94%
Cromwell Town	13.6	11.7	-14.4%	425,700	365,635	-14.1%	3.1207	3.1315	20.31%	47.16%	7.14%	12.36%	19.94%
Swan Township	126.9	105.7	-16.8%	2,566,881	1,525,328	-40.6%	2.0220	1.4434	23.61%	39.37%	7.14%	12.36%	19.94%
Washington Township	56.3	47.6	-15.5%	1,192,796	922,056	-22.7%	2.1183	1.9377	21.28%	39.56%	7.14%	12.36%	19.94%
Wayne Township	165.7	126.3	-23.7%	3,476,715	1,932,539	-44.4%	2.0985	1.5296	22.94%	39.01%	7.14%	12.36%	19.94%
Kendallville City-Wayne Township	362.6	319.5	-11.9%	10,944,433	7,984,482	-27.0%	3.0182	2.4989	20.72%	44.41%	7.14%	12.36%	19.94%
York Township	77.8	66.7	-14.2%	1,463,069	901,160	-38.4%	1.8802	1.3504	25.98%	43.12%	7.14%	12.36%	19.94%
Albion-Jefferson	13.2	14.1	6.5%	350,161	332,418	-5.1%	2.6503	2.3617	22.97%	47.13%	7.14%	12.36%	19.94%
County Totals/Averages	**2,277.0**	**1,949.5**	**-14.4%**	**53,663,397**	**38,315,468**	**-28.6%**	**2.3607**	**1.9562**	**22.42%**	**41.80%**	**7.14%**	**12.36%**	**19.94%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Noble County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Noble County	7,529,164	0	15,356	0	1,380	16,736
Albion Township	25,587	0	0	0	21	21
Allen Township	91,565	0	0	0	8	8
Elkhart Township	47,850	0	0	0	6	6
Green Township	38,458	0	0	0	2	2
Jefferson Township	55,206	0	0	0	12	12
Noble Township	167,665	0	0	0	77	77
Orange Township	180,874	0	0	0	6	6
Perry Township	143,707	0	1,292	0	47	1,339
Sparta Township	149,891	0	324	0	7	331
Swan Township	34,562	0	0	0	0	0
Washington Township	32,596	0	0	0	4	4
Wayne Township	121,189	0	0	0	18	18
York Township	50,517	0	0	0	1	1
Kendallville Civil City	3,489,853	0	0	0	581	581
Ligonier Civil City	1,509,890	0	32,950	0	494	33,444
Albion Civil Town	839,973	0	0	0	633	633
Avilla Civil Town	585,985	0	0	0	214	214
Cromwell Civil Town	141,829	0	8,275	0	0	8,275
Rome City Civil Town	288,494	0	0	0	9	9
Wolcottville Civil Town	81,761	0	0	0	80	80
Lakeland School Corporation	50,414	0	0	0	50	50
Central Noble Community School Corporation	2,861,280	0	0	0	1,081	1,081
East Noble School Corporation	9,118,167	0	0	0	930	930
West Noble School Corporation	6,331,357	0	53,355	0	1,338	54,693
Smith-Green Community School Corporation	567,986	0	0	0	25	25
Kendallville Public Library	1,209,071	0	0	0	137	137
Ligonier Public Library	202,189	0	4,412	0	66	4,478
Noble County Public Library	826,950	0	592	0	166	759
Northeast Indiana Solid Waste Management	220,663	0	450	0	40	490
Ligonier City Redevelopment Commission	129,629	0	1,961	0	29	1,990
Albion Town Redevelopment Commission	27,837	0	0	0	17	17
Avilla Town Redevelopment Commission	60,408	0	0	0	16	16
Kendallville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**37,212,567**	**0**	**118,966**	**0**	**7,497**	**126,463**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

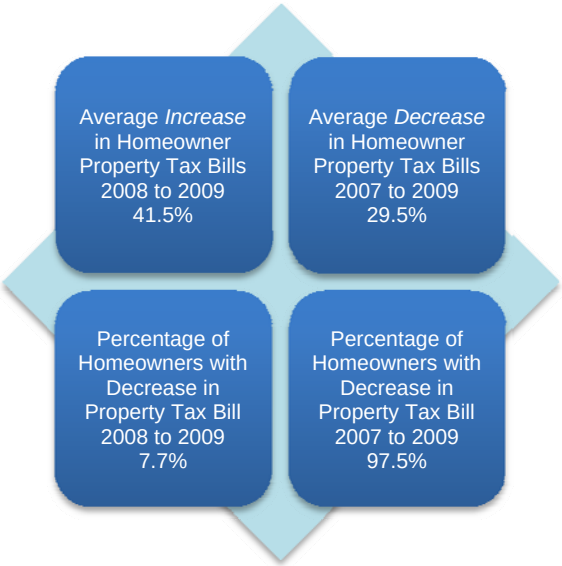
2009 OHIO COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Ohio County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,268	77.4%	23	1.4%
10% to 19%	151	9.2%	6	0.4%
1% to 9%	88	5.4%	9	0.5%
0%	6	0.4%	3	0.2%
-1% to -9%	43	2.6%	27	1.6%
-10% to -19%	11	0.7%	82	5.0%
-20% to -29%	13	0.8%	601	36.7%
-30% to -39%	13	0.8%	576	35.1%
-40% to -49%	8	0.5%	192	11.7%
-50% to -59%	14	0.9%	52	3.2%
-60% to -69%	8	0.5%	23	1.4%
-70% to -79%	2	0.1%	20	1.2%
-80% to -89%	3	0.2%	9	0.5%
-90% to -99%	1	0.1%	3	0.2%
-100%	10	0.6%	13	0.8%
Total	1,639	100.0%	1,639	100.0%
Higher Tax Bill	1,507	91.9%	38	2.3%
No Change	6	0.4%	3	0.2%
Lower Tax Bill	126	7.7%	1,598	97.5%
Average Change in Tax Bill	41.5%		-29.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Ohio County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-44.0%	-30.6%
State PTRC Percentage, 2008	32.7%	20.1%
Total State Homestead Credit, 2008	63.1%	39.5%
Total State Homestead Credit, 2009	6.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Ohio County increased by 41.5%. The school general fund and county welfare levies were a larger share of Ohio County's levy in 2008, so their elimination reduced Ohio County tax rates by more than the state average. But Ohio County taxpayers saw much higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief caused the substantial increase in homestead tax bills. Ohio County did not adopt a local option income tax for property tax relief, and only a few elderly Ohio County

2009 Property Tax Changes:

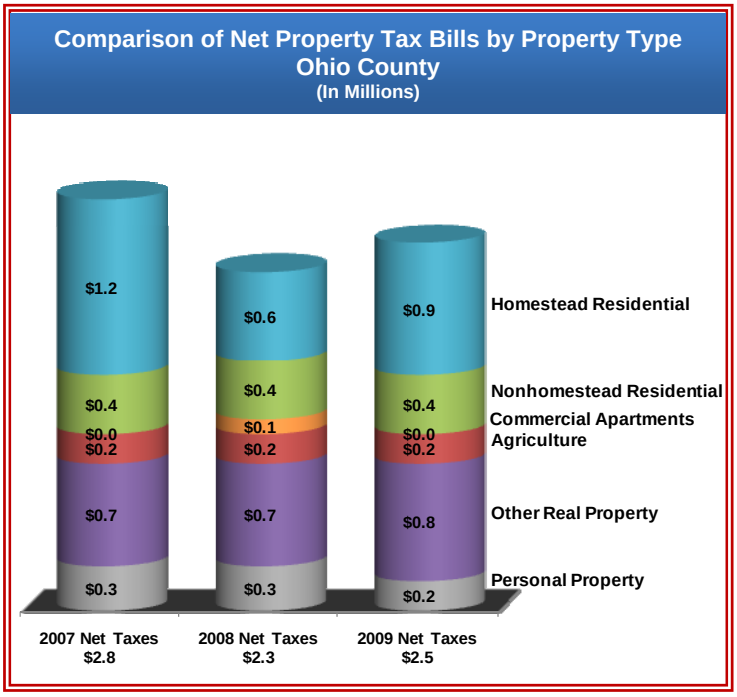
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Ohio County, as they were in most Indiana counties.



In Ohio County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 12% decrease in property tax bills. Average tax bills on commercial apartments decreased 6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 4% decrease in average tax. Other commercial, industrial, and utility real property average tax bills increased 2%. Personal property, which is largely business equipment, saw a 12% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Ohio County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$4,486,839***	***$4,609,901***	***$2,584,629***	***2.7%***	***-43.9%***	***8.3%***
State Unit	6,932	7,296	0	5.3%	-100.0%	
Ohio County	1,282,177	1,272,178	1,113,837	-0.8%	-12.4%	14.1%
Cass Township	12,237	12,629	12,893	3.2%	2.1%	2.1%
Pike Township	11,115	11,827	12,221	6.4%	3.3%	3.3%
Randolph Township	31,333	32,925	34,018	5.1%	3.3%	3.3%
Union Township	4,621	4,950	5,158	7.1%	4.2%	4.2%
Rising Sun Civil City	339,240	356,222	359,103	5.0%	0.8%	0.8%
Rising Sun-Ohio County Community Schools	2,682,491	2,789,368	921,555	4.0%	-67.0%	6.0%
Ohio County Public Library	86,942	91,500	93,797	5.2%	2.5%	2.5%
Southeastern Indiana Solid Waste Management	29,751	31,006	32,047	4.2%	3.4%	3.4%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Ohio County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Cass Township	32.5	26.6	-18.1%	460,243	233,494	-49.3%	1.4177	0.8778	34.01%	63.15%	6.46%	0.00%	0.00%
Pike Township	23.9	20.5	-14.5%	341,917	182,078	-46.7%	1.4282	0.8891	34.01%	63.63%	6.46%	0.00%	0.00%
Randolph Township	96.3	78.6	-18.4%	1,350,841	674,970	-50.0%	1.4027	0.8592	34.15%	62.90%	6.46%	0.00%	0.00%
Rising Sun City	130.3	117.9	-9.5%	2,162,319	1,347,355	-37.7%	1.6596	1.1425	31.13%	63.32%	6.46%	0.00%	0.00%
Union Township	20.9	16.4	-21.3%	292,973	141,536	-51.7%	1.4025	0.8608	34.24%	63.15%	6.46%	0.00%	0.00%
County Totals/Averages	**303.9**	**260.0**	**-14.4%**	**4,608,292**	**2,579,433**	**-44.0%**	**1.5165**	**0.9920**	**32.74%**	**63.14%**	**6.46%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
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State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Ohio County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Ohio County	1,113,837	0	0	0	132	132
Cass Township	12,893	0	0	0	0	0
Pike Township	12,221	0	0	0	9	9
Randolph Township	34,018	0	0	0	1	1
Union Township	5,158	0	0	0	0	0
Rising Sun Civil City	359,103	0	0	0	49	49
Rising Sun-Ohio County Community School	921,555	0	0	0	110	110
Ohio County Public Library	93,797	0	0	0	11	11
Southeastern Indiana Solid Waste Management	32,047	0	0	0	4	4
Total - All Taxing Units	**2,584,629**	**0**	**0**	**0**	**316**	**316**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

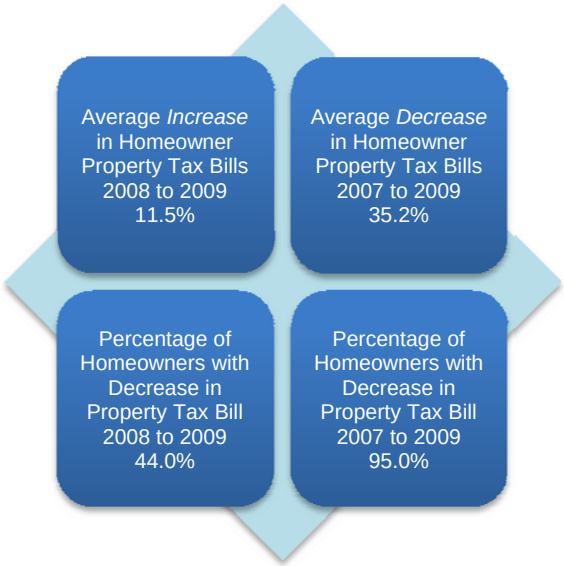
2009 Orange County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Orange County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,248	25.0%	113	2.3%
10% to 19%	706	14.1%	31	0.6%
1% to 9%	777	15.5%	27	0.5%
0%	69	1.4%	78	1.6%
-1% to -9%	807	16.1%	82	1.6%
-10% to -19%	401	8.0%	229	4.6%
-20% to -29%	156	3.1%	671	13.4%
-30% to -39%	121	2.4%	1,260	25.2%
-40% to -49%	96	1.9%	1,237	24.8%
-50% to -59%	106	2.1%	500	10.0%
-60% to -69%	80	1.6%	159	3.2%
-70% to -79%	72	1.4%	155	3.1%
-80% to -89%	57	1.1%	119	2.4%
-90% to -99%	40	0.8%	83	1.7%
-100%	261	5.2%	253	5.1%
Total	4,997	100.0%	4,997	100.0%
Higher Tax Bill	2,731	54.7%	171	3.4%
No Change	69	1.4%	78	1.6%
Lower Tax Bill	2,197	44.0%	4,748	95.0%
Average Change in Tax Bill	11.5%		-35.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Orange County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-27.7%	-30.6%
State PTRC Percentage, 2008	25.2%	20.1%
Total State Homestead Credit, 2008	51.8%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Orange County increased by 11.5%. Orange County taxpayers saw higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief added to homestead tax bills. Orange County did not adopt a local option income tax for property tax relief, and few Orange County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Orange County, as they were in most Indiana counties.

2009 Property Tax Changes:

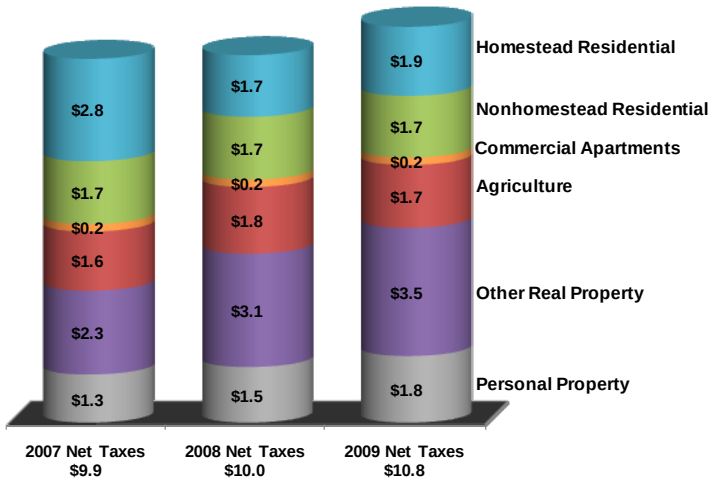
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Orange County
(In Millions)



In Orange County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 2% decrease in average property tax bills. Average tax bills on commercial apartments were increased 11%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 13%. Personal property, which is largely business equipment, saw a 17% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Orange County
$5.229

Percentage share of circuit breaker tax cap credits by cap category…

Orange County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$13,438,174***	***$13,756,612***	***$9,902,610***	***2.4%***	***-28.0%***	***3.9%***
State Unit	15,219	16,917	0	11.2%	-100.0%	
Orange County	2,192,142	2,274,727	2,181,612	3.8%	-4.1%	8.4%
French Lick Township	24,150	24,925	26,608	3.2%	6.8%	6.8%
Greenfield Township	10,690	11,101	11,621	3.8%	4.7%	4.7%
Jackson Township	9,625	9,965	10,354	3.5%	3.9%	3.9%
Northeast Township	3,452	9,605	10,226	178.2%	6.5%	6.5%
Northwest Township	10,485	11,043	7,628	5.3%	-30.9%	-30.9%
Orangeville Township	6,241	6,755	6,973	8.2%	3.2%	3.2%
Orleans Township	6,390	6,445	6,047	0.9%	-6.2%	-6.2%
Paoli Township	40,682	41,249	42,955	1.4%	4.1%	4.1%
Southeast Township	7,108	7,525	7,817	5.9%	3.9%	3.9%
Stamperscreek Township	4,420	9,111	9,797	106.1%	7.5%	7.5%
French Lick Civil Town	449,028	457,810	519,157	2.0%	13.4%	13.4%
Orleans Civil Town	290,040	324,199	348,271	11.8%	7.4%	7.4%
Paoli Civil Town	412,465	417,316	421,164	1.2%	0.9%	0.9%
West Baden Civil Town	194,459	173,931	214,040	-10.6%	23.1%	23.1%
Orleans Community School Corporation	2,303,338	2,467,664	1,447,567	7.1%	-41.3%	-8.1%
Paoli Community School Corporation	3,500,507	3,499,205	1,561,249	0.0%	-55.4%	-10.2%
Springs Valley Community School Corporation	3,208,268	3,247,217	2,093,560	1.2%	-35.5%	7.1%
Orleans Public Library	45,287	49,466	59,761	9.2%	20.8%	20.8%
Paoli Public Library	54,980	56,833	230,265	3.4%	305.2%	305.2%
French Lick-Melton Public Library	250,568	206,860	224,405	-17.4%	8.5%	8.5%
Orange County Fire Protection District	190,640	215,272	212,169	12.9%	-1.4%	-1.4%
Orange County Solid Waste Mgt. District	207,990	211,471	249,364	1.7%	17.9%	17.9%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Orange County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
French Lick Township	69.4	63.1	-9.0%	1,388,674	959,478	-30.9%	2.0024	1.5201	24.19%	48.83%	7.91%	0.00%	0.00%
French Lick Town	86.9	93.9	8.0%	2,154,548	1,897,821	-11.9%	2.4784	2.0220	23.38%	53.72%	7.91%	0.00%	0.00%
West Baden Town	22.1	24.1	9.1%	605,328	568,882	-6.0%	2.7355	2.3560	23.38%	56.52%	7.91%	0.00%	0.00%
Greenfield Township	24.9	22.8	-8.7%	425,325	255,984	-39.8%	1.7050	1.1234	29.04%	52.41%	7.91%	0.00%	0.00%
Jackson Township	30.4	27.2	-10.3%	595,628	403,681	-32.2%	1.9605	1.4816	24.90%	49.97%	7.91%	0.00%	0.00%
Northeast Township	32.5	30.7	-5.6%	533,840	373,973	-29.9%	1.6414	1.2182	22.54%	47.67%	7.91%	0.00%	0.00%
Northwest Township	12.1	10.8	-11.2%	239,206	163,160	-31.8%	1.9713	1.5144	25.02%	50.53%	7.91%	0.00%	0.00%
Orangeville Township	22.5	20.5	-8.9%	369,708	249,959	-32.4%	1.6419	1.2189	22.70%	48.11%	7.91%	0.00%	0.00%
Orleans Township	62.6	60.1	-4.1%	1,032,877	739,664	-28.4%	1.6492	1.2317	22.67%	48.17%	7.91%	0.00%	0.00%
Orleans Town	87.3	81.3	-6.9%	1,717,720	1,305,603	-24.0%	1.9678	1.6061	22.37%	52.71%	7.91%	0.00%	0.00%
Paoli Township	81.3	70.6	-13.2%	1,393,877	877,748	-37.0%	1.7140	1.2435	28.86%	52.14%	7.91%	0.00%	0.00%
Paoli Town	102.0	89.9	-11.9%	2,111,704	1,490,673	-29.4%	2.0702	1.6583	27.20%	55.75%	7.91%	0.00%	0.00%
Southeast Township	41.8	34.9	-16.5%	701,695	382,043	-45.6%	1.6785	1.0948	29.09%	51.78%	7.91%	0.00%	0.00%
Stamperscreek Township	29.3	25.8	-12.0%	495,570	286,266	-42.2%	1.6916	1.1104	28.96%	51.80%	7.91%	0.00%	0.00%
County Totals/Averages	**705.3**	**655.6**	**-7.0%**	**13,765,701**	**9,954,935**	**-27.7%**	**1.9516**	**1.5170**	**25.21%**	**51.76%**	**7.91%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Orange County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Orange County	2,181,612	2	0	0	1,008	1,009
French Lick Township	26,608	0	0	0	20	20
Greenfield Township	11,621	0	0	0	5	5
Jackson Township	10,354	0	0	0	6	6
Northeast Township	10,226	0	0	0	0	0
Northwest Township	7,628	0	0	0	1	1
Orangeville Township	6,973	0	0	0	0	0
Orleans Township	6,047	0	0	0	1	1
Paoli Township	42,955	0	0	0	30	30
Southeast Township	7,817	0	0	0	1	1
Stamperscreek Township	9,797	0	0	0	0	0
French Lick Civil Town	519,157	0	0	0	312	312
Orleans Civil Town	348,271	0	0	0	77	77
Paoli Civil Town	421,164	3	0	0	345	347
West Baden Civil Town	214,040	0	0	0	453	453
Orleans Community School Corporation	1,447,567	0	0	0	165	165
Paoli Community School Corporation	1,561,249	3	0	0	812	816
Springs Valley Community School Corporation	2,093,560	0	0	0	1,472	1,472
Orleans Public Library	59,761	0	0	0	9	9
Paoli Public Library	230,265	1	0	0	163	164
French Lick-Melton Public Library	224,405	0	0	0	165	165
Orange County Fire Protection District	212,169	0	0	0	60	60
Orange County Solid Waste Management District	249,364	0	0	0	115	115
Total - All Taxing Units	**9,902,610**	**9**	**0**	**0**	**5,220**	**5,229**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

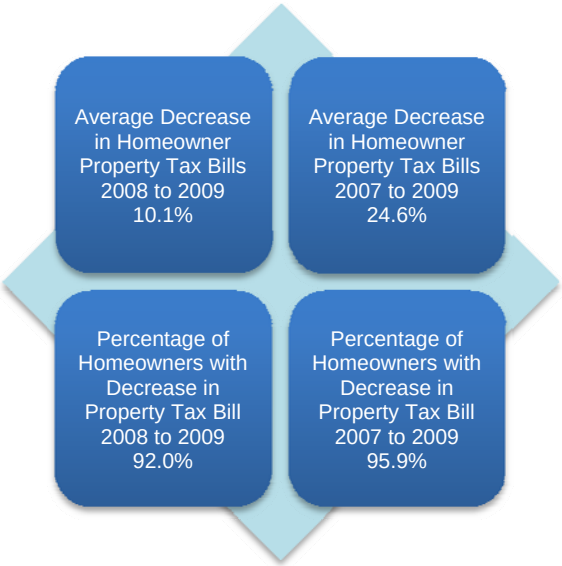
2009 Owen County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Owen County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	86	1.6%	90	1.7%
10% to 19%	41	0.8%	29	0.5%
1% to 9%	258	4.8%	65	1.2%
0%	43	0.8%	36	0.7%
-1% to -9%	1,952	36.4%	174	3.2%
-10% to -19%	919	17.1%	893	16.6%
-20% to -29%	1,086	20.2%	1,686	31.4%
-30% to -39%	484	9.0%	1,124	20.9%
-40% to -49%	124	2.3%	712	13.3%
-50% to -59%	86	1.6%	186	3.5%
-60% to -69%	60	1.1%	94	1.8%
-70% to -79%	51	1.0%	66	1.2%
-80% to -89%	48	0.9%	68	1.3%
-90% to -99%	20	0.4%	30	0.6%
-100%	109	2.0%	114	2.1%
Total	5,367	100.0%	5,367	100.0%
Higher Tax Bill	385	7.2%	184	3.4%
No Change	43	0.8%	36	0.7%
Lower Tax Bill	4,939	92.0%	5,147	95.9%
Average Change in Tax Bill	-10.1%		-24.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Owen County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-28.6%	-30.6%
State PTRC Percentage, 2008	19.5%	20.1%
Total State Homestead Credit, 2008	34.3%	39.5%
Total State Homestead Credit, 2009	6.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Owen County decreased by 10.1%. Owen County homeowners received relatively low property tax replacement and homestead credit rates in 2008. The loss of this relatively small amount of tax relief did not offset the tax reduction effects of the new 35% supplemental homestead deduction and the levy elimination, so homeowner tax bills fell. Owen County did not adopt a local option income tax for property tax relief, and few Owen County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Owen County, as they were in most Indiana counties.

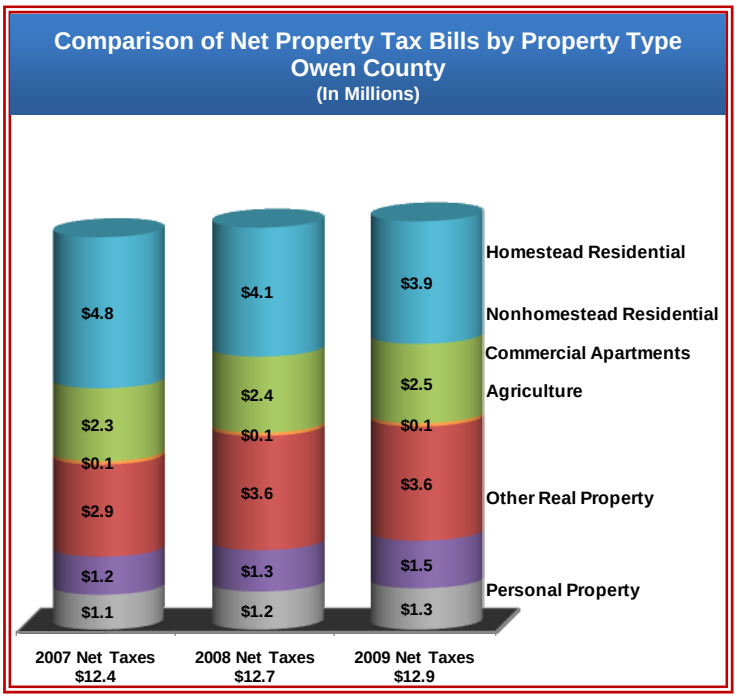
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.



In Owen County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 2% increase in average property tax bills. There was a 4% decrease in average tax bills on commercial apartments. Also, there was no significant change in average tax bills for agricultural business real property (which includes farmland and farm buildings, but not homesteads). Other commercial, industrial, and utility real property average tax bills increased 15%. Personal property, which is largely business equipment, saw a 5% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Owen County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$16,237,860***	***$18,304,056***	***$12,744,957***	***12.7%***	***-30.4%***	***0.3%***
State Unit	16,980	17,752	0	4.5%	-100.0%	
Owen County	2,682,757	3,264,232	2,675,816	21.7%	-18.0%	1.6%
Clay Township	34,315	35,647	35,619	3.9%	-0.1%	-0.1%
Franklin Township	20,464	21,944	22,825	7.2%	4.0%	4.0%
Harrison Township	8,970	9,582	9,991	6.8%	4.3%	4.3%
Jackson Township	13,570	14,743	15,940	8.6%	8.1%	8.1%
Jefferson Township	22,561	18,715	19,785	-17.0%	5.7%	5.7%
Jennings Township	11,723	12,696	13,420	8.3%	5.7%	5.7%
Lafayette Township	9,310	10,022	10,402	7.6%	3.8%	3.8%
Marion Township	14,570	15,161	16,038	4.1%	5.8%	5.8%
Montgomery Township	10,579	10,998	10,898	4.0%	-0.9%	-0.9%
Morgan Township	11,285	16,906	22,415	49.8%	32.6%	32.6%
Taylor Township	12,047	13,352	13,901	10.8%	4.1%	4.1%
Washington Township	55,034	38,725	20,850	-29.6%	-46.2%	-46.2%
Wayne Township	17,904	19,703	20,512	10.0%	4.1%	4.1%
Gosport Civil Town	43,945	56,172	57,251	27.8%	1.9%	1.9%
Spencer Civil Town	694,548	797,347	819,900	14.8%	2.8%	2.8%
Spencer-Owen Community School Corporation	9,797,380	10,931,727	6,845,855	11.6%	-37.4%	1.1%
Cloverdale Community School Corporation	2,200,136	2,333,511	1,431,271	6.1%	-38.7%	-7.7%
Spencer-Owen County Public Library	511,507	610,980	629,164	19.4%	3.0%	3.0%
Clay-Owen-Vigo Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Poland Fire Territory (Jackson Township)	48,275	54,141	53,104	12.2%	-1.9%	-1.9%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Owen County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clay Township	81.0	65.4	-19.3%	1,884,624	1,235,068	-34.5%	2.3265	1.8898	19.61%	34.02%	6.17%	0.00%	0.00%
Franklin Township	47.1	40.1	-14.7%	1,096,069	759,428	-30.7%	2.3293	1.8915	19.68%	34.22%	6.17%	0.00%	0.00%
Harrison Township	21.4	19.3	-9.9%	498,344	363,895	-27.0%	2.3274	1.8868	19.76%	34.40%	6.17%	0.00%	0.00%
Jackson Township	48.2	41.4	-14.2%	1,282,057	886,021	-30.9%	2.6583	2.1418	19.92%	32.83%	6.17%	0.00%	0.00%
Jefferson Township	40.5	37.4	-7.7%	942,869	705,580	-25.2%	2.3289	1.8876	19.67%	34.19%	6.17%	0.00%	0.00%
Jennings Township	28.8	25.1	-12.8%	736,042	508,281	-30.9%	2.5598	2.0268	21.30%	35.16%	6.17%	0.00%	0.00%
Lafayette Township	36.5	31.1	-15.0%	844,316	580,398	-31.3%	2.3101	1.8676	19.75%	34.18%	6.17%	0.00%	0.00%
Marion Township	34.7	31.1	-10.4%	807,100	586,026	-27.4%	2.3264	1.8860	19.73%	34.32%	6.17%	0.00%	0.00%
Montgomery Township	38.8	32.7	-15.7%	896,398	610,825	-31.9%	2.3110	1.8673	19.76%	34.21%	6.17%	0.00%	0.00%
Morgan Township	39.4	32.3	-18.0%	915,783	614,948	-32.9%	2.3257	1.9052	19.61%	34.01%	6.17%	0.00%	0.00%
Taylor Township	40.0	34.6	-13.7%	1,020,253	695,488	-31.8%	2.5491	2.0128	21.40%	35.28%	6.17%	0.00%	0.00%
Washington Township	127.9	107.8	-15.7%	3,086,479	2,127,177	-31.1%	2.4127	1.9725	18.92%	33.29%	6.17%	0.00%	0.00%
Spencer Town	100.3	92.6	-7.7%	2,958,295	2,412,823	-18.4%	2.9500	2.6059	18.16%	36.24%	6.17%	0.00%	0.00%
Wayne Township	37.0	32.0	-13.5%	860,438	603,188	-29.9%	2.3238	1.8837	19.78%	34.40%	6.17%	0.00%	0.00%
Gosport Town	17.2	16.2	-5.8%	454,055	361,119	-20.5%	2.6345	2.2235	19.69%	37.49%	6.17%	0.00%	0.00%
County Totals/Averages	**738.8**	**639.0**	**-13.5%**	**18,283,123**	**13,050,265**	**-28.6%**	**2.4746**	**2.0419**	**19.52%**	**34.30%**	**6.17%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Owen County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Owen County	2,675,816	3,974	0	0	405	4,379
Clay Township	35,619	0	0	0	0	0
Franklin Township	22,825	0	0	0	0	0
Harrison Township	9,991	0	0	0	0	0
Jackson Township	15,940	0	0	0	0	0
Jefferson Township	19,785	0	0	0	0	0
Jennings Township	13,420	0	0	0	0	0
Lafayette Township	10,402	0	0	0	4	4
Marion Township	16,038	0	0	0	0	0
Montgomery Township	10,898	0	0	0	0	0
Morgan Township	22,415	0	0	0	0	0
Taylor Township	13,901	0	0	0	25	25
Washington Township	20,850	99	0	0	2	101
Wayne Township	20,512	0	0	0	1	1
Gosport Civil Town	57,251	0	0	0	11	11
Spencer Civil Town	819,900	7,061	0	0	23	7,084
Spencer-Owen Community School Corporation	6,845,855	12,091	0	0	437	12,529
Cloverdale Community School Corporation	1,431,271	0	0	0	878	878
Spencer-Owen County Public Library	629,164	934	0	0	95	1,030
Clay-Owen-Vigo Solid Waste Management District	0	0	0	0	0	0
Poland Fire Territory (Jackson Township)	53,104	0	0	0	0	0
Total - All Taxing Units	**12,744,957**	**24,160**	**0**	**0**	**1,881**	**26,041**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

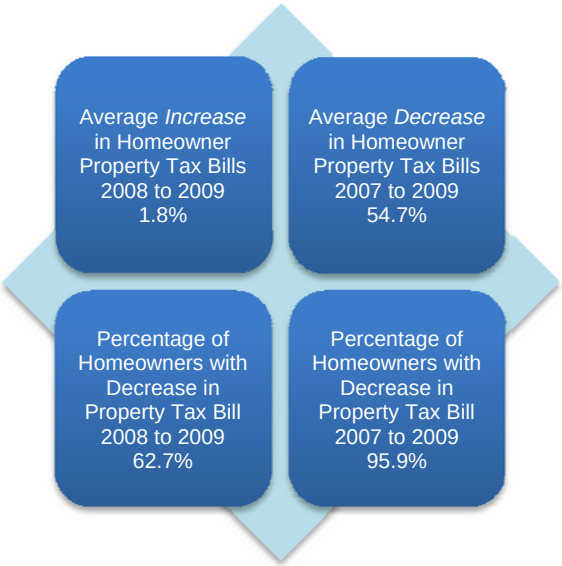
2009 PARKE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Parke County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	533	14.3%	72	1.9%
10% to 19%	255	6.8%	7	0.2%
1% to 9%	504	13.5%	13	0.3%
0%	99	2.7%	60	1.6%
-1% to -9%	680	18.2%	18	0.5%
-10% to -19%	533	14.3%	46	1.2%
-20% to -29%	412	11.0%	96	2.6%
-30% to -39%	216	5.8%	157	4.2%
-40% to -49%	95	2.5%	456	12.2%
-50% to -59%	63	1.7%	942	25.3%
-60% to -69%	50	1.3%	838	22.5%
-70% to -79%	60	1.6%	461	12.4%
-80% to -89%	43	1.2%	233	6.3%
-90% to -99%	30	0.8%	142	3.8%
-100%	158	4.2%	186	5.0%
Total	3,731	100.0%	3,727	100.0%
Higher Tax Bill	1,292	34.6%	92	2.5%
No Change	99	2.7%	60	1.6%
Lower Tax Bill	2,340	62.7%	3,575	95.9%
Average Change in Tax Bill	1.8%		-54.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Parke County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.2%	-30.6%
State PTRC Percentage, 2008	23.3%	20.1%
Total State Homestead Credit, 2008	47.7%	39.5%
Total State Homestead Credit, 2009	8.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Parke County increased by 1.8%. Parke County taxpayers saw larger-than-average homestead credits in 2008. The loss of this tax relief would have increased homeowner tax bills. This was prevented by an increase in local homestead tax credits provided by the county economic development income tax. Few Parke County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Parke County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

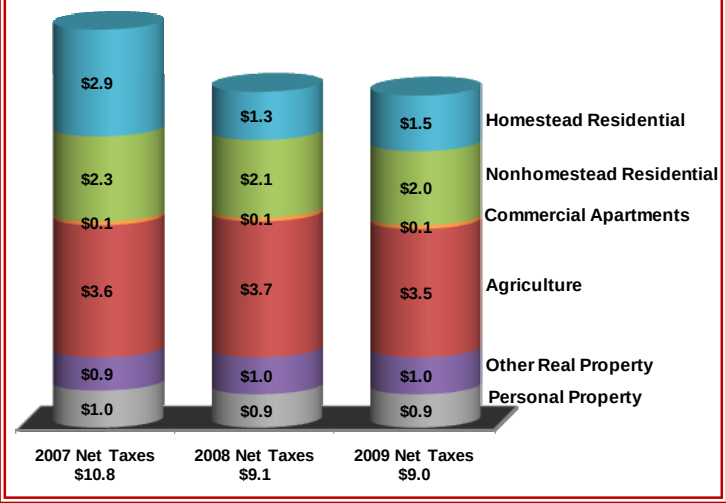
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Parke County
(In Millions)



In Parke County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 4.8% decline in average property tax bills. Average tax bills on commercial apartments saw not real change. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 5.4% average tax decrease. Other commercial, industrial, and utility real property along with personal property (which is largely business equipment) also saw no real change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Parke County
$4,598

Percentage share of circuit breaker tax cap credits by cap category…

Parke County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$15,116,036***	***$15,106,171***	***$10,155,226***	***-0.1%***	***-32.8%***	***-0.9%***
State Unit	16,590	17,867	0	7.7%	-100.0%	
Parke County	3,343,634	3,297,229	2,955,925	-1.4%	-10.4%	1.5%
Adams Township	108,951	113,277	110,857	4.0%	-2.1%	-2.1%
Florida Township	76,991	130,036	98,952	68.9%	-23.9%	-23.9%
Greene Township	9,977	10,008	10,055	0.3%	0.5%	0.5%
Howard Township	5,366	5,356	5,375	-0.2%	0.4%	0.4%
Jackson Township	17,461	18,159	18,230	4.0%	0.4%	0.4%
Liberty Township	9,452	13,754	13,614	45.5%	-1.0%	-1.0%
Penn Township	16,185	15,958	16,018	-1.4%	0.4%	0.4%
Raccoon Township	28,646	32,113	32,454	12.1%	1.1%	1.1%
Reserve Township	23,132	22,527	23,296	-2.6%	3.4%	3.4%
Sugar Creek Township	0	15,033	11,825		-21.3%	-21.3%
Union Township	110,341	110,843	80,765	0.5%	-27.1%	-27.1%
Wabash Township	24,168	19,958	19,225	-17.4%	-3.7%	-3.7%
Washington Township	12,560	12,822	20,098	2.1%	56.7%	56.7%
Bloomingdale Civil Town	21,831	21,399	22,066	-2.0%	3.1%	3.1%
Marshall Civil Town	21,338	20,835	21,335	-2.4%	2.4%	2.4%
Montezuma Civil Town	98,992	91,203	99,517	-7.9%	9.1%	9.1%
Rockville Civil Town	431,358	424,901	428,024	-1.5%	0.7%	0.7%
Rosedale Civil Town	57,898	57,528	60,894	-0.6%	5.9%	5.9%
Mecca Civil Town	7,171	6,779	4,934	-5.5%	-27.2%	-27.2%
Clay Community School Corporation	787,517	808,521	523,002	2.7%	-35.3%	-0.2%
Southwest Parke Community School Corp.	3,678,477	3,260,789	2,009,756	-11.4%	-38.4%	-0.1%
Rockville Community School Corporation	3,468,345	3,646,047	1,958,692	5.1%	-46.3%	-1.3%
Turkey Run Community School Corporation	2,523,348	2,719,093	1,393,470	7.8%	-48.8%	-4.7%
Montezuma Public Library	32,919	31,624	33,325	-3.9%	5.4%	5.4%
Rockville Public Library	183,388	182,512	183,522	-0.5%	0.6%	0.6%
West Central Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Raccoon Creek Fire Protection District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Parke County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	86.5	73.5	-15.0%	1,615,343	1,073,770	-33.5%	1.8681	1.4601	22.86%	47.20%	8.16%	10.48%	18.50%
Rockville Town	81.5	66.4	-18.5%	1,866,164	1,320,027	-29.3%	2.2902	1.9870	22.81%	53.25%	8.16%	33.46%	59.10%
Florida Township	68.6	60.5	-11.8%	1,615,084	1,080,109	-33.1%	2.3547	1.7848	19.92%	42.95%	8.16%	5.15%	7.97%
Rosedale Town	9.4	7.4	-21.9%	265,530	184,045	-30.7%	2.8123	2.4964	20.42%	48.98%	8.16%	6.97%	11.79%
Greene Township	36.3	35.9	-1.0%	655,768	424,422	-35.3%	1.8085	1.1819	26.97%	49.81%	8.16%	46.32%	82.26%
Howard Township	21.9	23.1	5.1%	396,253	271,519	-31.5%	1.8053	1.1772	26.99%	49.79%	8.16%	24.58%	49.89%
Jackson Township	51.5	46.8	-9.1%	1,125,301	747,342	-33.6%	2.1843	1.5953	24.97%	52.12%	8.16%	5.06%	7.46%
Liberty Township	34.8	33.3	-4.4%	633,852	397,780	-37.2%	1.8204	1.1948	26.80%	49.61%	8.16%	17.33%	32.86%
Penn Township	26.6	24.6	-7.6%	488,108	298,099	-38.9%	1.8343	1.2120	26.72%	49.72%	8.16%	7.75%	13.02%
Bloomingdale Town	8.8	7.8	-12.2%	180,301	113,227	-37.2%	2.0432	1.4609	26.11%	52.42%	8.16%	47.94%	97.34%
Raccoon Township	36.5	35.0	-4.2%	823,866	601,108	-27.0%	2.2577	1.7190	20.69%	43.67%	8.16%	7.80%	11.47%
Reserve Township	28.9	27.3	-5.8%	667,806	486,420	-27.2%	2.3082	1.7846	20.91%	44.89%	8.16%	41.45%	71.91%
Montezuma Town-Reserve Twp	13.9	11.2	-19.6%	403,582	289,850	-28.2%	2.8992	2.5903	20.53%	49.99%	8.16%	7.61%	13.29%
Sugar Creek Township	18.0	17.1	-5.3%	336,424	209,003	-37.9%	1.8642	1.2231	25.14%	46.03%	8.16%	11.39%	21.65%
Union Township	136.4	119.4	-12.5%	2,352,619	1,507,273	-35.9%	1.7250	1.2629	23.28%	45.52%	8.16%	26.87%	48.33%
Wabash Township	27.9	25.4	-9.1%	625,710	431,526	-31.0%	2.2390	1.6996	20.51%	42.94%	8.16%	15.95%	25.40%
Montezuma Town-Wabash Twp	0.5	0.5	-6.4%	15,343	12,804	-16.5%	2.8894	2.5755	20.44%	49.66%	8.16%	54.12%	97.34%
Mecca Town	3.2	2.4	-27.2%	77,803	43,746	-43.8%	2.3940	1.8495	20.86%	45.83%	8.16%	3.80%	5.54%
Washington Township	50.2	48.1	-4.0%	905,367	574,848	-36.5%	1.8046	1.1940	26.97%	49.72%	8.16%	54.06%	97.34%
Marshall Town	6.9	5.4	-21.1%	144,751	84,899	-41.3%	2.0961	1.5590	25.90%	52.80%	8.16%	33.11%	63.67%
County Totals/Averages	**748.5**	**671.0**	**-10.4%**	**15,194,973**	**10,151,815**	**-33.2%**	**2.0291**	**1.5130**	**23.28%**	**47.75%**	**8.16%**	**20.17%**	**35.38%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Parke County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Parke County	2,955,925	160	0	0	847	1,007
Adams Township	110,857	0	0	0	20	20
Florida Township	98,952	6	0	0	3	9
Greene Township	10,055	0	0	0	0	0
Howard Township	5,375	0	0	0	0	0
Jackson Township	18,230	0	0	0	3	3
Liberty Township	13,614	0	0	0	0	0
Penn Township	16,018	0	0	0	2	2
Raccoon Township	32,454	0	0	0	58	58
Reserve Township	23,296	7	0	0	6	14
Sugar Creek Township	11,825	0	0	0	0	0
Union Township	80,765	0	0	0	3	3
Wabash Township	19,225	0	0	0	0	0
Washington Township	20,098	0	0	0	0	0
Bloomingdale Civil Town	22,066	0	0	0	0	0
Judson Civil Town	0	0	0	0	0	0
Marshall Civil Town	21,335	0	0	0	4	4
Montezuma Civil Town	99,517	207	0	0	179	386
Rockville Civil Town	428,024	0	0	0	569	569
Rosedale Civil Town	60,894	88	0	0	3	91
Mecca Civil Town	4,934	0	0	0	0	0
Clay Community School Corporation	523,002	0	0	0	72	72
Southwest Parke Community School Corporation	2,009,756	431	0	0	1,020	1,451
Rockville Community School Corporation	1,958,692	0	0	0	721	721
Turkey Run Community School Corporation	1,393,470	0	0	0	30	30
Montezuma Public Library	33,325	21	0	0	18	39
Rockville Public Library	183,522	0	0	0	119	119
West Central Indiana Solid Waste Management	0	0	0	0	0	0
Raccoon Creek Fire Protection District	0	0	0	0	0	0
Total - All Taxing Units	**10,155,226**	**921**	**0**	**0**	**3,677**	**4,598**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

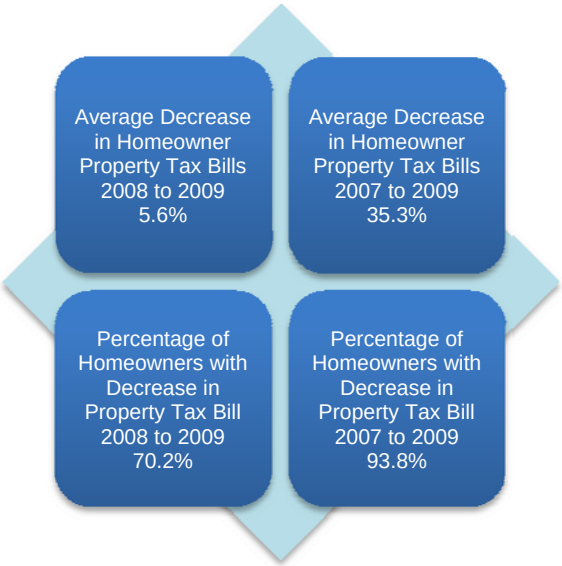
2009 PERRY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Perry County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	519	10.6%	145	3.0%
10% to 19%	157	3.2%	30	0.6%
1% to 9%	715	14.6%	68	1.4%
0%	70	1.4%	62	1.3%
-1% to -9%	611	12.5%	107	2.2%
-10% to -19%	1,107	22.6%	216	4.4%
-20% to -29%	819	16.7%	540	11.0%
-30% to -39%	261	5.3%	1,228	25.1%
-40% to -49%	113	2.3%	1,123	22.9%
-50% to -59%	101	2.1%	745	15.2%
-60% to -69%	96	2.0%	157	3.2%
-70% to -79%	65	1.3%	128	2.6%
-80% to -89%	45	0.9%	99	2.0%
-90% to -99%	39	0.8%	61	1.2%
-100%	184	3.8%	193	3.9%
Total	4,902	100.0%	4,902	100.0%
Higher Tax Bill	1,391	28.4%	243	5.0%
No Change	70	1.4%	62	1.3%
Lower Tax Bill	3,441	70.2%	4,597	93.8%
Average Change in Tax Bill	-5.6%		-35.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Perry County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.1%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.8%	-30.6%
State PTRC Percentage, 2008	21.4%	20.1%
Total State Homestead Credit, 2008	41.8%	39.5%
Total State Homestead Credit, 2009	8.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Perry County decreased by 5.6%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Perry County local taxing units decreased their tax levies in 2009, which accounted for the added decrease in Perry homestead taxes. Perry County did not adopt a local option income tax for property tax relief, and few Perry County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Perry County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

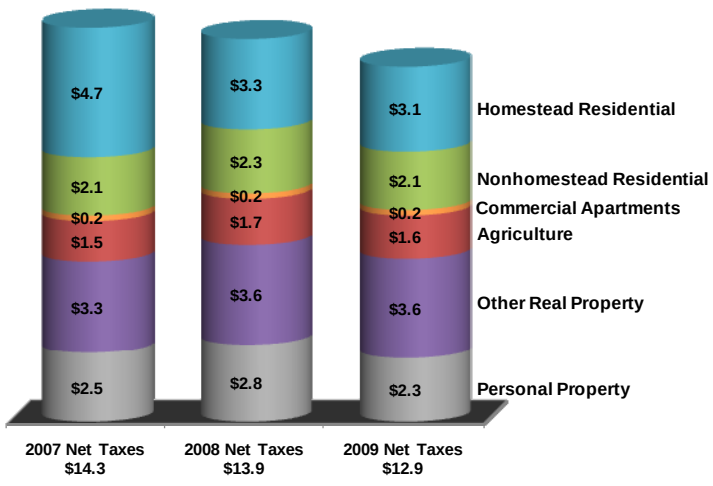
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Perry County
(In Millions)



In Perry County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 8.7% decline in average property tax bills. Average tax bills on commercial apartments decreased 7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 5.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills did not significantly change. Personal property, which is largely business equipment, saw a 17.9% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Perry County $228.993

Percentage share of circuit breaker tax cap credits by cap category…

Perry County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$16,759,621***	***$17,525,543***	***$11,765,993***	***4.6%***	***-32.9%***	***-5.9%***
State Unit	13,113	14,181	0	8.1%	-100.0%	
Perry County	3,482,482	3,426,947	3,034,678	-1.6%	-11.4%	1.5%
Anderson Township	5,609	5,857	6,233	4.4%	6.4%	6.4%
Clark Township	8,753	8,874	9,536	1.4%	7.5%	7.5%
Leopold Township	9,242	10,326	11,009	11.7%	6.6%	6.6%
Oil Township	5,027	5,044	5,387	0.3%	6.8%	6.8%
Tobin Township	6,911	10,165	10,391	47.1%	2.2%	2.2%
Troy Township	77,428	78,645	82,912	1.6%	5.4%	5.4%
Union Township	13,235	13,431	14,354	1.5%	6.9%	6.9%
Tell City Civil City	1,767,322	1,879,021	1,817,841	6.3%	-3.3%	-1.1%
Cannelton Civil City	383,095	351,088	410,059	-8.4%	16.8%	20.3%
Troy Civil Town	15,798	17,447	17,530	10.4%	0.5%	0.5%
Perry Central Community School Corporation	3,575,983	3,823,568	1,975,774	6.9%	-48.3%	-6.5%
Cannelton City School Corporation	471,329	352,682	305,801	-25.2%	-13.3%	191.0%
Tell City-Troy Township School Corporation	6,161,486	6,557,350	3,296,684	6.4%	-49.7%	-17.5%
Cannelton Public Library	17,843	17,099	19,451	-4.2%	13.8%	13.8%
Tell City Public Library	686,586	703,063	709,076	2.4%	0.9%	0.9%
Perry County Airport Authority	38,245	40,178	39,277	5.1%	-2.2%	-2.2%
Perry County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Perry County Redevelopment Commission	20,134	210,577	0	945.9%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Perry County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Anderson Township	50.1	44.3	-11.6%	1,268,961	787,763	-37.9%	2.5339	1.7791	24.33%	43.39%	8.41%	5.93%	8.22%
Clark Township	45.2	41.6	-7.9%	1,149,113	744,313	-35.2%	2.5419	1.7880	24.31%	43.44%	8.41%	5.94%	8.23%
Leopold Township	21.8	18.3	-15.8%	559,193	334,596	-40.2%	2.5700	1.8255	24.17%	43.47%	8.41%	5.94%	8.25%
Oil Township	35.8	30.0	-16.2%	909,115	535,591	-41.1%	2.5363	1.7830	24.32%	43.41%	8.41%	5.94%	8.23%
Tobin Township	37.3	34.4	-7.9%	950,693	616,848	-35.1%	2.5499	1.7955	24.26%	43.43%	8.41%	5.94%	8.19%
Troy Township	119.1	98.9	-17.0%	3,187,822	1,866,878	-41.4%	2.6774	1.8880	20.69%	38.18%	8.41%	5.35%	7.63%
Tell City City	231.8	194.5	-16.1%	8,079,313	5,484,514	-32.1%	3.4854	2.8194	19.28%	41.91%	8.41%	5.77%	8.31%
Cannelton City	30.9	28.1	-9.3%	924,961	915,248	-1.1%	2.9909	3.2623	25.05%	50.67%	8.41%	6.75%	8.55%
Troy Town	8.0	6.3	-21.6%	231,924	135,756	-41.5%	2.8843	2.1543	20.36%	39.61%	8.41%	5.51%	7.92%
Union Township	27.8	25.9	-6.6%	713,945	471,941	-33.9%	2.5714	1.8208	24.21%	43.62%	8.41%	5.96%	8.27%
County Totals/Averages	**607.8**	**522.3**	**-14.1%**	**17,975,040**	**11,893,448**	**-33.8%**	**2.9661**	**2.2767**	**21.39%**	**41.79%**	**8.41%**	**5.75%**	**8.16%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Perry County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Perry County	3,034,678	222	44,444	0	942	45,608
Anderson Township	6,233	0	0	0	0	0
Clark Township	9,536	0	0	0	11	11
Leopold Township	11,009	0	0	0	1	1
Oil Township	5,387	0	0	0	0	0
Tobin Township	10,391	0	0	0	0	0
Troy Township	82,912	8	1,611	0	23	1,643
Union Township	14,354	0	0	0	0	0
Tell City Civil City	1,817,841	358	49,669	0	513	50,540
Cannelton Civil City	410,059	0	34,196	0	824	35,020
Troy Civil Town	17,530	0	0	0	0	0
Perry Central Community School Corporation	1,975,774	0	0	0	516	516
Cannelton City School Corporation	305,801	0	25,501	0	615	26,115
Tell City-Troy Township School Corporation	3,296,684	421	58,445	0	604	59,470
Cannelton Public Library	19,451	0	1,622	0	39	1,661
Tell City Public Library	709,076	55	7,615	0	152	7,822
Perry County Contractual Library	0	0	0	0	0	0
Perry County Airport Authority	39,277	3	572	0	12	587
Perry County Solid Waste Management District	0	0	0	0	0	0
Perry County Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**11,765,993**	**1,067**	**223,675**	**0**	**4,252**	**228,993**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

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Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

Numbers may not total due to rounding.

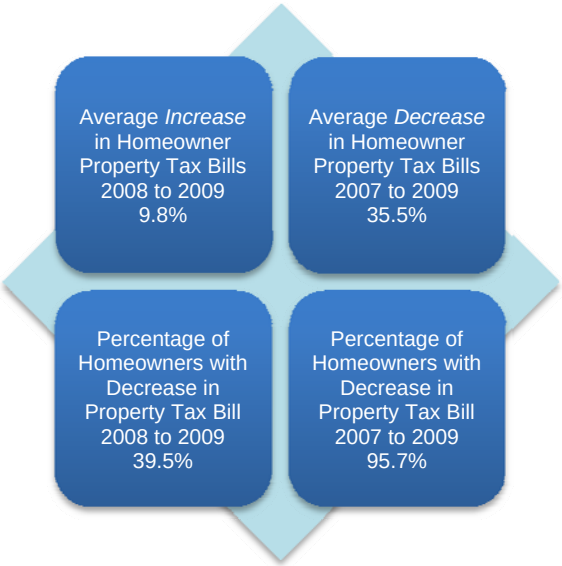
2009 PIKE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Pike County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	767	21.7%	36	1.0%
10% to 19%	547	15.5%	13	0.4%
1% to 9%	744	21.0%	20	0.6%
0%	84	2.4%	83	2.3%
-1% to -9%	595	16.8%	36	1.0%
-10% to -19%	236	6.7%	126	3.6%
-20% to -29%	87	2.5%	537	15.2%
-30% to -39%	61	1.7%	1,040	29.4%
-40% to -49%	52	1.5%	815	23.0%
-50% to -59%	55	1.6%	374	10.6%
-60% to -69%	39	1.1%	92	2.6%
-70% to -79%	34	1.0%	73	2.1%
-80% to -89%	34	1.0%	63	1.8%
-90% to -99%	16	0.5%	40	1.1%
-100%	187	5.3%	190	5.4%
Total	3,538	100.0%	3,538	100.0%
Higher Tax Bill	2,058	58.2%	69	2.0%
No Change	84	2.4%	83	2.3%
Lower Tax Bill	1,396	39.5%	3,386	95.7%
Average Change in Tax Bill	9.8%		-35.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Pike County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-5.1%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-25.5%	-30.6%
State PTRC Percentage, 2008	22.1%	20.1%
Total State Homestead Credit, 2008	52.5%	39.5%
Total State Homestead Credit, 2009	8.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Pike County increased by 9.8%. Pike County taxpayers saw high state property tax replacement credit and state homestead credit rates in 2008. This loss of tax relief more than offset the effects of the new 35% supplemental homestead deduction and the lower tax rates. Pike County taxing units also increased their levies more than the state average, so the levy eliminations caused a smaller reduction in tax rates. Pike County did not adopt a local option income tax for property tax relief for 2009, and only a few elderly Pike County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in

2009 Property Tax Changes:

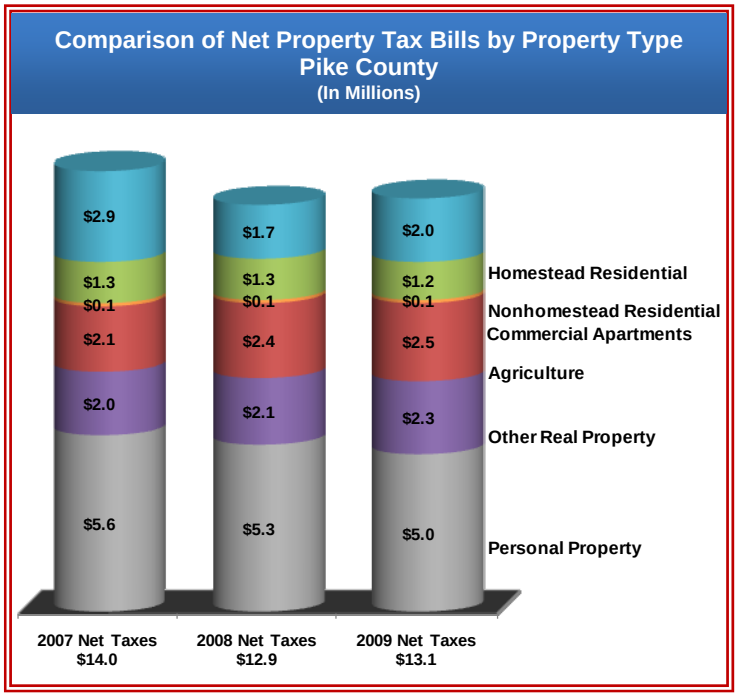
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Pike County, as they were in almost all Indiana counties.



In Pike County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 7.7% decline in average property tax bills. Average tax bills on commercial apartments were increased 10%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 4.2% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 9.5%. Personal property, which is largely business equipment, saw a 5.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Pike County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$18,045,448***	***$17,730,171***	***$13,202,009***	***-1.7%***	***-25.5%***	***5.7%***
State Unit	14,457	15,420	0	6.7%	-100.0%	
Pike County	6,011,280	5,633,028	5,125,218	-6.3%	-9.0%	7.8%
Clay Township	13,503	14,464	15,131	7.1%	4.6%	4.6%
Jefferson Township	27,406	28,442	29,433	3.8%	3.5%	3.5%
Lockhart Township	29,478	30,643	32,040	4.0%	4.6%	4.6%
Logan Township	11,327	12,344	13,110	9.0%	6.2%	6.2%
Madison Township	14,699	15,516	16,137	5.6%	4.0%	4.0%
Marion Township	10,762	11,048	11,646	2.7%	5.4%	5.4%
Monroe Township	32,294	33,898	35,645	5.0%	5.2%	5.2%
Patoka Township	28,262	29,365	31,096	3.9%	5.9%	5.9%
Washington Township	112,020	115,535	120,362	3.1%	4.2%	4.2%
Petersburg Civil City	522,615	538,498	544,138	3.0%	1.0%	1.5%
Spurgeon Civil Town	13,712	13,203	13,679	-3.7%	3.6%	3.6%
Winslow Civil Town	138,794	142,414	123,457	2.6%	-13.3%	-13.3%
Pike County School Corporation	10,451,518	10,461,610	6,426,939	0.1%	-38.6%	5.1%
Pike County Public Library	439,144	453,623	473,519	3.3%	4.4%	4.4%
Patoka Township Fire	105,581	110,168	116,689	4.3%	5.9%	5.9%
Jefferson-Marion Township Fire	68,596	70,952	73,770	3.4%	4.0%	4.0%
Pike County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Pike County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clay Township	31.6	39.2	24.2%	828,839	789,240	-4.8%	2.6240	2.0121	22.54%	51.61%	8.47%	0.00%	0.00%
Jefferson Township	75.3	69.2	-8.1%	2,023,731	1,451,923	-28.3%	2.6876	2.0973	22.39%	51.93%	8.47%	0.00%	0.00%
Lockhart Township	33.4	29.1	-12.7%	891,226	607,362	-31.9%	2.6706	2.0843	22.38%	51.72%	8.47%	0.00%	0.00%
Logan Township	19.4	18.3	-5.8%	513,154	374,266	-27.1%	2.6420	2.0456	22.49%	51.70%	8.47%	0.00%	0.00%
Madison Township	19.6	19.3	-1.2%	520,317	397,925	-23.5%	2.6579	2.0575	22.43%	51.72%	8.47%	0.00%	0.00%
Marion Township	24.7	22.5	-8.6%	664,253	474,648	-28.5%	2.6947	2.1065	22.37%	51.96%	8.47%	0.00%	0.00%
Monroe Township	32.3	29.9	-7.2%	864,172	625,291	-27.6%	2.6784	2.0886	22.41%	51.88%	8.47%	0.00%	0.00%
Spurgeon Town	3.1	2.3	-24.3%	94,963	61,778	-34.9%	3.0634	2.6341	21.45%	53.03%	8.47%	0.00%	0.00%
Patoka Township	52.5	46.1	-12.3%	1,489,405	1,052,374	-29.3%	2.8358	2.2851	22.06%	52.60%	8.47%	0.00%	0.00%
Winslow Town	11.5	9.3	-19.0%	444,592	314,548	-29.3%	3.8779	3.3865	20.38%	55.54%	8.47%	0.00%	0.00%
Washington Township	288.4	280.1	-2.9%	7,539,090	5,637,166	-25.2%	2.6140	2.0124	22.56%	51.56%	8.47%	0.00%	0.00%
Petersburg City	55.1	48.0	-12.9%	1,975,624	1,508,865	-23.6%	3.5859	3.1433	20.68%	54.70%	8.47%	0.00%	0.00%
County Totals/Averages	**646.8**	**613.5**	**-5.1%**	**17,849,366**	**13,295,386**	**-25.5%**	**2.7594**	**2.1663**	**22.07%**	**52.53%**	**8.47%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Pike County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Pike County	5,125,218	0	27,293	0	1,253	28,546
Clay Township	15,131	0	0	0	0	0
Jefferson Township	29,433	0	0	0	7	7
Lockhart Township	32,040	0	0	0	32	32
Logan Township	13,110	0	0	0	2	2
Madison Township	16,137	0	0	0	2	2
Marion Township	11,646	0	0	0	1	1
Monroe Township	35,645	0	33	0	0	33
Patoka Township	31,096	0	538	0	20	558
Washington Township	120,362	0	531	0	15	546
Petersburg Civil City	544,138	0	25,735	0	635	26,370
Spurgeon Civil Town	13,679	0	308	0	0	308
Winslow Civil Town	123,457	0	12,872	0	66	12,937
Pike County School Corporation	6,426,939	0	34,228	0	1,571	35,799
Petersburg Public Library	0	0	0	0	0	0
Pike County Contractual Public Library	0	0	0	0	0	0
Pike County Public Library	473,519	0	2,521	0	116	2,637
Patoka Township Fire	116,689	0	0	0	78	78
Jefferson-Marion Township Fire	73,770	0	0	0	16	16
Pike County Solid Waste District	0	0	0	0	0	0
Total - All Taxing Units	**13,202,009**	**0**	**104,060**	**0**	**3,814**	**107,873**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

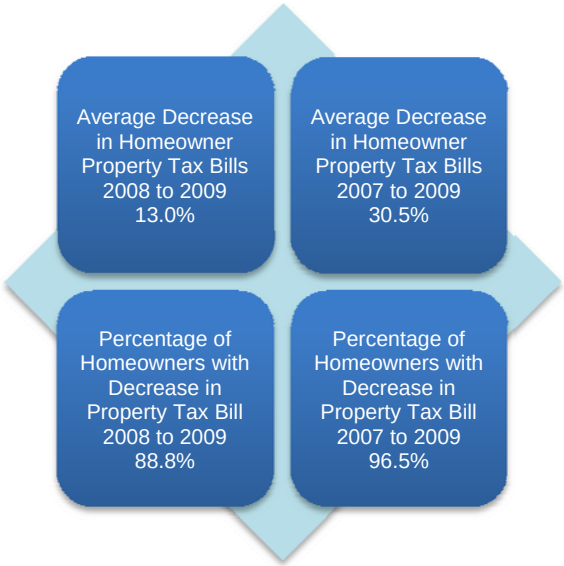
2009 PORTER COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency March 2010

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Porter County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	432	1.1%	302	0.8%
10% to 19%	649	1.7%	229	0.6%
1% to 9%	3,312	8.4%	827	2.1%
0%	17	0.0%	31	0.1%
-1% to -9%	10,668	27.2%	2,091	5.3%
-10% to -19%	15,336	39.1%	6,499	16.6%
-20% to -29%	7,005	17.9%	11,593	29.6%
-30% to -39%	1,012	2.6%	11,020	28.1%
-40% to -49%	350	0.9%	5,150	13.1%
-50% to -59%	143	0.4%	1,074	2.7%
-60% to -69%	90	0.2%	177	0.5%
-70% to -79%	51	0.1%	91	0.2%
-80% to -89%	44	0.1%	46	0.1%
-90% to -99%	31	0.1%	29	0.1%
-100%	78	0.2%	59	0.2%
Total	39,218	100.0%	39,218	100.0%
Higher Tax Bill	4,393	11.2%	1,358	3.5%
No Change	17	0.0%	31	0.1%
Lower Tax Bill	34,808	88.8%	37,829	96.5%
Average Change in Tax Bill	-13.0%		-30.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.7% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.4% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.4% statewide in 2008, and this rate fell to 7.1% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 89 counties reporting.)

Factors Affecting Homeowner Tax Bills	Porter County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.0%	-14.4%
Gross Tax Levy, 2008 to 2009 (% change)	-35.4%	-30.7%
State PTRC Percentage, 2008	20.5%	20.1%
Total State Homestead Credit, 2008	35.3%	39.4%
Total State Homestead Credit, 2009	7.0%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 89 counties available March, 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Porter County decreased by 13.0%. Porter homestead credit rates were less than the state average in 2008, so the reduction of this credit added less to Porter homestead tax bills. Porter's tax levy fell by more than the state average because the school general fund and county welfare levies were a larger share of Porter's levy in 2008, and because Porter local units decreased their tax levies in 2009. A

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

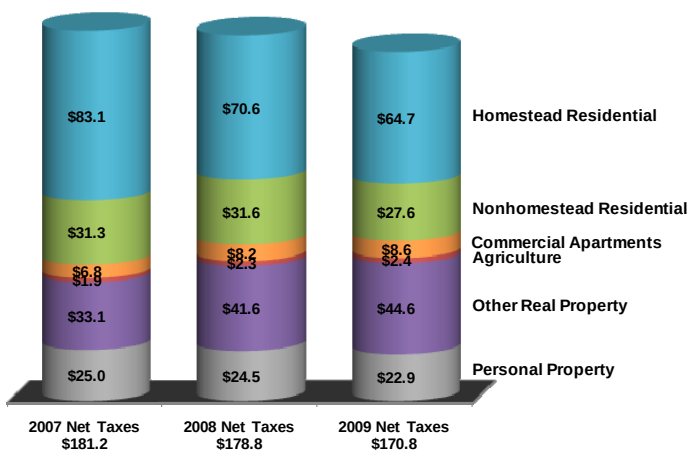
State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

few elderly Porter County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Porter County, as they were in most Indiana counties.

Comparison of Net Property Tax Bills by Property Type
Porter County
(In Millions)



In Porter County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 12.7% decline in average property tax bills. Average tax bills on commercial apartments increased 4.9%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 4.3% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 7.2%. Personal property, which is largely business equipment, saw a 6.5% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Porter County
$132.763

Percentage share of circuit breaker tax cap credits by cap category…

Porter County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$232,696,951***	***$259,472,239***	***$168,181,190***	***11.5%***	***-35.0%***	***-5.2%***
State Unit	213,906	251,325	0	17.5%	-100.0%	
Porter County	39,011,244	41,856,187	34,619,665	7.3%	-17.3%	-2.4%
Boone Township	146,984	152,158	151,341	3.5%	-0.5%	-0.5%
Center Township	1,380,303	1,446,705	1,445,190	4.8%	-0.1%	-0.1%
Jackson Township	130,248	137,279	128,391	5.4%	-6.5%	-6.5%
Liberty Township	305,006	322,069	316,086	5.6%	-1.9%	-1.9%
Morgan Township	87,241	90,140	120,008	3.3%	33.1%	33.1%
Pine Township	88,777	96,646	98,302	8.9%	1.7%	1.7%
Pleasant Township	185,297	191,437	194,417	3.3%	1.6%	1.6%
Portage Township	1,906,701	2,310,980	1,937,104	21.2%	-16.2%	-16.2%
Porter Township	256,059	295,941	299,418	15.6%	1.2%	1.2%
Union Township	323,223	335,227	323,043	3.7%	-3.6%	-3.6%
Washington Township	187,929	206,902	202,023	10.1%	-2.4%	-2.4%
Westchester Township	155,197	161,499	159,619	4.1%	-1.2%	-1.2%
Valparaiso Civil City	14,959,969	16,289,698	16,249,346	8.9%	-0.2%	2.8%
Portage Civil City	14,406,012	15,064,428	13,920,695	4.6%	-7.6%	-4.8%
Chesterton Civil Town	4,350,725	4,604,074	4,856,897	5.8%	5.5%	6.9%
Beverly Shores Civil Town	311,187	583,102	728,822	87.4%	25.0%	25.0%
Burns Harbor Civil Town	1,302,010	1,362,402	2,013,902	4.6%	47.8%	47.8%
Dune Acres Civil Town	265,711	275,809	284,610	3.8%	3.2%	3.2%
Hebron Civil Town	557,126	577,598	595,583	3.7%	3.1%	3.1%
Kouts Civil Town	270,754	315,565	329,145	16.6%	4.3%	4.3%
Ogden Dunes Civil Town	622,907	650,446	591,331	4.4%	-9.1%	-9.1%
Porter Civil Town	1,861,905	1,898,178	1,998,261	1.9%	5.3%	5.3%
Pines Civil Town	84,311	87,393	90,928	3.7%	4.0%	4.0%
Michigan City Area School Corporation	2,565,563	3,611,147	1,892,146	40.8%	-47.6%	-5.9%
Boone Township School Corporation	5,460,063	6,225,857	3,961,398	14.0%	-36.4%	-2.4%
Duneland School Corporation	36,958,315	42,426,897	20,441,967	14.8%	-51.8%	-5.4%
East Porter County School Corporation	13,768,547	15,044,735	8,948,837	9.3%	-40.5%	10.0%
Porter Township School Corporation	7,599,914	8,533,173	4,532,931	12.3%	-46.9%	-2.7%
Union Township School Corporation	7,906,759	8,952,069	4,297,165	13.2%	-52.0%	-5.6%
Portage Township School Corporation	30,685,819	36,173,575	17,018,947	17.9%	-53.0%	-16.6%
Valparaiso Community School Corporation	35,217,441	40,089,375	17,132,353	13.8%	-57.3%	-19.1%
Westchester Public Library	2,164,300	2,254,700	2,301,380	4.2%	2.1%	2.1%
Porter County Public Library	5,465,141	5,103,485	5,249,200	-6.6%	2.9%	2.9%
West Porter Township Fire Protection	135,313	140,831	131,597	4.1%	-6.6%	-6.6%
Porter Co Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%
Porter Co Airport Authority	623,895	649,258	619,142	4.1%	-4.6%	-4.6%
Valparaiso Redevelopment Commission	382,938	328,290	0	-14.3%	-100.0%	-100.0%
Burns Harbor Town Redevelopment	0	0	0	0.0%	0.0%	0.0%
Porter Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Portage Redevelopment Commission	346,445	375,659	0	8.4%	-100.0%	-100.0%
Chesterton Redevelopment Commission	45,766	0	0	-100.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Porter County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Boone Tow nship	150.8	117.5	-22.1%	4,235,889	2,811,381	-33.6%	2.8087	2.3921	15.27%	28.39%	6.97%	5.58%	12.07%
Hebron (Boone)	128.9	103.7	-19.5%	4,161,600	3,043,033	-26.9%	3.2297	2.9352	15.05%	30.80%	6.97%	5.58%	12.07%
Center Tow nship	1033.4	777.6	-24.8%	21,397,735	10,864,475	-49.2%	2.0706	1.3972	21.61%	33.25%	6.97%	5.58%	12.07%
Valparaiso (Center)	1725.0	1488.7	-13.7%	49,612,903	33,606,141	-32.3%	2.8761	2.2574	19.51%	37.65%	6.97%	5.58%	12.07%
Jackson Tow nship	431.7	344.0	-20.3%	8,524,380	4,673,733	-45.2%	1.9744	1.3586	23.00%	33.62%	6.97%	5.58%	12.07%
Liberty Tow nship	426.1	345.2	-19.0%	8,578,411	4,854,364	-43.4%	2.0134	1.4064	22.72%	33.66%	6.97%	5.58%	12.07%
Chesterton-Liberty Tw p	130.9	114.1	-12.8%	3,308,036	2,374,698	-28.2%	2.5276	2.0815	20.39%	35.32%	6.97%	5.58%	12.07%
Morgan Tow nship	244.4	196.4	-19.7%	5,411,774	3,317,907	-38.7%	2.2140	1.6895	22.20%	33.31%	6.97%	5.58%	12.07%
Pine Tow nship-Mich City Schools	46.9	40.6	-13.3%	874,154	564,187	-35.5%	1.8657	1.3888	21.47%	31.37%	6.97%	5.58%	12.07%
Pine Tow nship-Duneland Schools	43.3	35.0	-19.0%	871,029	492,432	-43.5%	2.0126	1.4054	22.79%	33.83%	6.97%	5.58%	12.07%
Beverly Shores (Pines)	203.1	170.4	-16.1%	4,272,767	2,997,551	-29.8%	2.1033	1.7596	19.94%	31.67%	6.97%	5.58%	12.07%
Pines Tow n (Pines Tw p)	27.3	22.5	-17.7%	583,297	389,759	-33.2%	2.1367	1.7354	20.98%	34.78%	6.97%	5.58%	12.07%
Pleasant Tow nship	144.1	126.1	-12.5%	3,277,872	2,194,185	-33.1%	2.2751	1.7404	22.07%	33.96%	6.97%	5.58%	12.07%
Kouts (Pleasant)	93.0	83.4	-10.3%	2,397,859	1,749,259	-27.0%	2.5790	2.0963	20.95%	35.29%	6.97%	5.58%	12.07%
Portage Tow nship	301.9	251.7	-16.6%	7,387,680	4,219,546	-42.9%	2.4467	1.6762	19.86%	33.09%	6.97%	5.58%	12.07%
Portage City-Portage Tw p	1754.4	1522.4	-13.2%	53,068,317	36,045,654	-32.1%	3.0249	2.3677	19.27%	37.38%	6.97%	5.58%	12.07%
Ogden Dunes (Portage)	251.3	171.6	-31.7%	6,017,742	3,073,976	-48.9%	2.3942	1.7910	21.19%	35.78%	6.97%	5.58%	12.07%
Porter Tow nship	329.3	257.2	-21.9%	6,421,058	4,016,153	-37.5%	1.9497	1.5613	22.09%	34.38%	6.97%	5.58%	12.07%
Union Tow nship	615.9	473.9	-23.1%	12,349,955	6,973,860	-43.5%	2.0051	1.4717	23.55%	34.59%	6.97%	5.58%	12.07%
Washington Tow nship	264.6	217.5	-17.8%	5,944,226	3,714,699	-37.5%	2.2468	1.7076	22.06%	33.49%	6.97%	5.58%	12.07%
Westchester Tow nship	221.8	204.9	-7.6%	4,551,668	2,954,473	-35.1%	2.0524	1.4422	22.47%	33.74%	6.97%	5.58%	12.07%
Portage City-Westchester Tw p	6.0	5.6	-5.4%	172,986	131,024	-24.3%	2.9030	2.3245	19.74%	37.50%	6.97%	5.58%	12.07%
Chesterton-Westchester Tw p	687.2	544.6	-20.8%	17,692,317	11,617,591	-34.3%	2.5746	2.1334	20.27%	35.56%	6.97%	5.58%	12.07%
Burns Harbor (Westchester)	579.2	538.4	-7.1%	13,006,861	9,547,812	-26.6%	2.2455	1.7735	21.14%	33.50%	6.97%	5.58%	12.07%
Dune Arces (Westchester)	110.0	93.4	-15.0%	2,489,874	1,595,027	-35.9%	2.2640	1.7069	22.03%	36.07%	6.97%	5.58%	12.07%
Porter Tow n (Westchester)	278.6	225.3	-19.1%	7,534,743	5,188,157	-31.1%	2.7046	2.3028	20.76%	38.21%	6.97%	5.58%	12.07%
Chesterton-Jackson Tw p	14.5	14.1	-2.5%	364,511	291,981	-19.9%	2.5151	2.0664	20.47%	35.38%	6.97%	5.58%	12.07%
Porter Tw p-W Porter Fire	292.6	216.2	-26.1%	5,634,865	3,306,990	-41.3%	1.9255	1.5296	22.27%	34.39%	6.97%	5.58%	12.07%
Valparaiso-Washington Tw p	152.0	170.3	12.1%	4,708,009	4,493,872	-4.5%	3.0983	2.6382	19.73%	37.39%	6.97%	5.58%	12.07%
County Totals/Averages	**10,688.2**	**8,872.4**	**-17.0%**	**264,852,516**	**171,103,919**	**-35.4%**	**2.4861**	**1.9411**	**20.51%**	**35.33%**	**6.97%**	**5.58%**	**12.07%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Porter County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Porter County	34,619,665	0	17,616	0	597	18,213
Boone Tow nship	151,341	0	1,909	0	2	1,911
Center Tow nship	1,445,190	0	0	0	1	1
Jackson Tow nship	128,391	0	0	0	1	1
Liberty Tow nship	316,086	0	0	0	3	3
Morgan Tow nship	120,008	0	0	0	0	0
Pine Tow nship	98,302	0	0	0	2	2
Pleasant Tow nship	194,417	0	0	0	18	18
Portage Tow nship	1,937,104	0	0	0	6	6
Porter Tow nship	299,418	0	0	0	27	27
Union Tow nship	323,043	0	0	0	6	6
Washington Tow nship	202,023	0	73	0	0	73
Westchester Tow nship	159,619	0	0	0	3	3
Valparaiso Civil City	16,249,346	0	3,999	0	55	4,054
Portage Civil City	13,920,695	0	0	0	76	76
Chesterton Civil Tow n	4,856,897	0	0	0	149	149
Beverly Shores Civil Tow n	728,822	0	0	0	0	0
Burns Harbor Civil Tow n	2,013,902	0	0	0	0	0
Dune Acres Civil Tow n	284,610	0	0	0	0	0
Hebron Civil Tow n	595,583	0	23,623	0	29	23,652
Kouts Civil Tow n	329,145	0	0	0	55	55
Ogden Dunes Civil Tow n	591,331	0	0	0	0	0
Porter Civil Tow n	1,998,261	0	0	0	442	442
Pines Civil Tow n	90,928	0	0	0	0	0
Michigan City Area School Corporation	1,892,146	0	0	0	0	0
Boone Tow nship School Corporation	3,961,398	0	73,655	0	91	73,746
Duneland School Corporation	20,441,967	0	0	0	640	640
Morgan Tow nship School Corporation	0	0	0	0	0	0
East Porter County School Corporation	8,948,837	0	4,630	0	243	4,873
Porter Tow nship School Corporation	4,532,931	0	0	0	253	253
Union Tow nship School Corporation	4,297,165	0	0	0	80	80
Washington Tow nship School Corporation	0	0	0	0	0	0
Portage Tow nship School Corporation	17,018,947	0	0	0	73	73
Valparaiso Community School Corporation	17,132,353	0	0	0	42	42
Hebron Public Library	0	0	0	0	0	0
Westchester Public Library	2,301,380	0	0	0	100	100
Porter County Public Library	5,249,200	0	3,266	0	60	3,326
West Porter Tow nship Fire Protection	131,597	0	0	0	1	1
Porter Co Solid Waste Management District	0	0	0	0	0	0
Porter Co Airport Authority	619,142	0	314	0	11	325
Speical Unit	0	0	0	0	0	0
Valparaiso Redevelopment Commission	0	0	0	0	0	0
Burns Harbor Tow n Redevelopment	0	0	0	0	0	0
Porter Redevelopment Commission	0	0	0	0	0	0
Portage Redevelopment Commission	0	0	0	0	0	0
Chesterton Redevelopment Commission	0	0	0	0	0	0
TIF Districts	13,253,431	0	614	0	0	614
Total - All Taxing Units	**181,434,621**	**0**	**129,698**	**0**	**3,066**	**132,763**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.
Numbers may not total due to rounding.

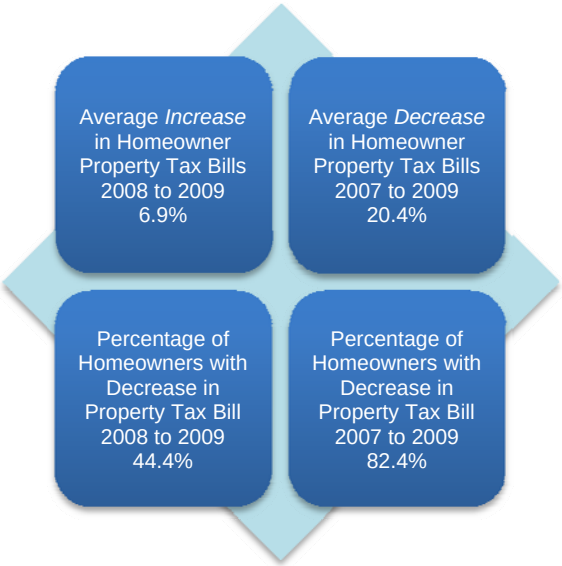
2009 Posey County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Posey County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,258	16.7%	318	4.2%
10% to 19%	1,162	15.4%	333	4.4%
1% to 9%	1,715	22.7%	594	7.9%
0%	61	0.8%	81	1.1%
-1% to -9%	1,553	20.6%	940	12.5%
-10% to -19%	727	9.6%	1,046	13.9%
-20% to -29%	461	6.1%	1,121	14.9%
-30% to -39%	172	2.3%	1,666	22.1%
-40% to -49%	83	1.1%	729	9.7%
-50% to -59%	67	0.9%	302	4.0%
-60% to -69%	54	0.7%	120	1.6%
-70% to -79%	37	0.5%	83	1.1%
-80% to -89%	28	0.4%	49	0.6%
-90% to -99%	16	0.2%	25	0.3%
-100%	148	2.0%	135	1.8%
Total	7,542	100.0%	7,542	100.0%
Higher Tax Bill	4,135	54.8%	1,245	16.5%
No Change	61	0.8%	81	1.1%
Lower Tax Bill	3,346	44.4%	6,216	82.4%
Average Change in Tax Bill	6.9%		-20.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Posey County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-8.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-37.1%	-30.6%
State PTRC Percentage, 2008	27.1%	20.1%
Total State Homestead Credit, 2008	40.4%	39.5%
Total State Homestead Credit, 2009	6.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Posey County increased by 6.9%. The school general fund and county welfare levies were a larger share of Posey County's levy in 2008, so their elimination would have reduced Posey County tax rates by more than the state average. But Posey County taxpayers saw high state property tax replacement credit rates in 2008. The loss of this tax relief more than offset the effects of the new 35% supplemental homestead

2009 Property Tax Changes:

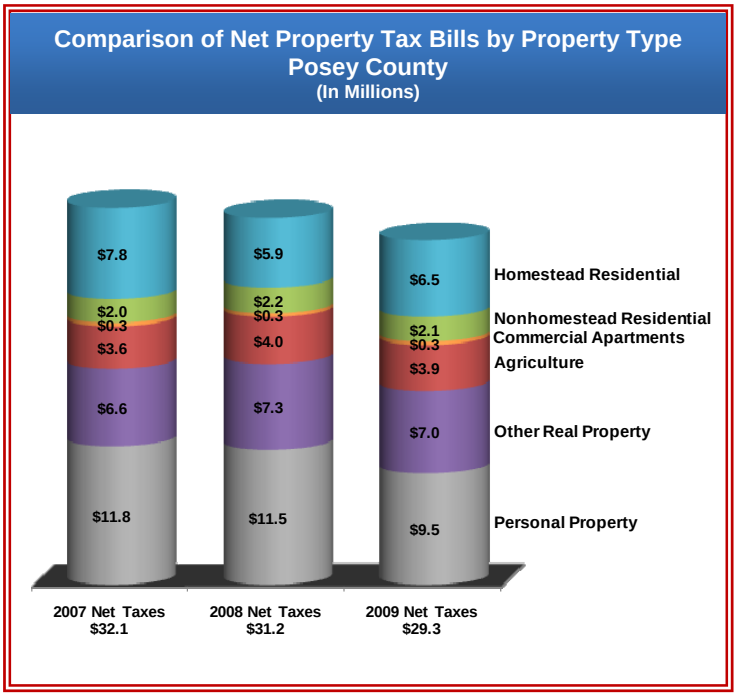
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

deduction and the lower tax rates. Posey County did not adopt a local option income tax for property tax relief for 2009, and few Posey County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Posey County, as they were in almost all Indiana counties.



In Posey County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3.9% decline in average property tax bills. Although representing a very small share of the total levy, average tax bills on commercial apartments decreased by 25.8%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.9% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 4.2%. Personal property, which is largely business equipment, saw a 17.3% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Posey County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$45,158,723***	***$46,568,429***	***$29,321,878***	***3.1%***	***-37.0%***	***4.4%***
State Unit	41,910	47,691	0	13.8%	-100.0%	
Posey County	8,640,550	9,301,814	8,648,995	7.7%	-7.0%	4.1%
Bethel Township	13,797	14,301	14,867	3.7%	4.0%	4.0%
Black Township	779,071	794,313	791,787	2.0%	-0.3%	-0.3%
Center Township	15,329	15,911	16,525	3.8%	3.9%	3.9%
Harmony Township	41,501	46,247	47,539	11.4%	2.8%	2.8%
Lynn Township	50,913	53,595	55,704	5.3%	3.9%	3.9%
Marrs Township	243,191	254,693	264,709	4.7%	3.9%	3.9%
Point Township	16,991	17,601	18,282	3.6%	3.9%	3.9%
Robb Township	49,742	51,523	53,590	3.6%	4.0%	4.0%
Robinson Township	136,709	141,849	140,369	3.8%	-1.0%	-1.0%
Smith Township	40,645	41,776	42,724	2.8%	2.3%	2.3%
Mount Vernon Civil City	2,884,839	2,988,369	2,941,685	3.6%	-1.6%	1.8%
Cynthiana Civil Town	61,845	64,411	62,040	4.1%	-3.7%	-3.7%
Griffin Civil Town	10,342	11,187	10,831	8.2%	-3.2%	-3.2%
New Harmony Civil Town	131,747	136,498	140,554	3.6%	3.0%	3.0%
Poseyville Civil Town	251,914	261,464	231,893	3.8%	-11.3%	-11.3%
M.S.D. Mount Vernon School Corporation	22,701,165	22,814,672	9,850,349	0.5%	-56.8%	3.5%
M.S.D. North Posey County School Corporation	5,734,617	6,169,436	3,573,150	7.6%	-42.1%	17.5%
New Harmony Town And Township School Corp.	1,359,192	1,349,939	347,995	-0.7%	-74.2%	-20.0%
New Harmony Workingmens Institute	57,415	53,589	57,594	-6.7%	7.5%	7.5%
Poseyville Carnegie Library	100,028	103,608	107,640	3.6%	3.9%	3.9%
Alexandrian Free Public Library	1,251,178	1,268,296	1,318,390	1.4%	3.9%	3.9%
Griffin-Bethel Township Fire Protection	51,084	53,226	55,343	4.2%	4.0%	4.0%
Wadesville-Center Township Fire	44,216	41,467	45,400	-6.2%	9.5%	9.5%
Posey County Solid Waste Management Dist.	448,792	470,953	483,923	4.9%	2.8%	2.8%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Posey County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Center Township	71.8	59.0	-17.9%	1,552,001	995,460	-35.9%	2.1604	1.6880	26.00%	38.45%	6.34%	4.68%	3.95%
Harmony Township	46.6	43.1	-7.5%	1,054,370	470,699	-55.4%	2.2628	1.0925	33.07%	39.90%	6.34%	5.00%	4.29%
New Harmony Town	35.3	29.5	-16.6%	969,128	501,321	-48.3%	2.7435	1.7013	30.07%	42.57%	6.34%	5.60%	5.64%
Lynn Township	56.5	51.5	-8.9%	1,232,414	724,418	-41.2%	2.1814	1.4070	28.82%	39.17%	6.34%	4.84%	4.16%
Point Township	29.7	30.8	3.5%	637,915	417,805	-34.5%	2.1450	1.3573	29.26%	39.54%	6.34%	4.92%	4.21%
Robb Township	54.1	51.2	-5.4%	1,168,297	855,494	-26.8%	2.1603	1.6720	25.86%	38.04%	6.34%	4.59%	3.81%
Poseyville Town	35.8	29.6	-17.4%	1,019,350	712,883	-30.1%	2.8483	2.4121	22.49%	39.29%	6.34%	4.86%	4.79%
Smith Township	40.8	37.7	-7.6%	886,271	635,493	-28.3%	2.1739	1.6870	25.77%	38.09%	6.34%	4.59%	3.84%
Cynthiana Town	11.0	9.0	-18.3%	298,574	208,939	-30.0%	2.7111	2.3222	23.71%	40.95%	6.34%	5.24%	4.86%
Robinson Township	175.0	144.5	-17.4%	3,835,703	2,477,386	-35.4%	2.1920	1.7139	25.47%	37.61%	6.34%	4.49%	3.73%
Black Township	879.1	840.4	-4.4%	19,397,217	12,058,537	-37.8%	2.2064	1.4349	28.53%	38.93%	6.34%	4.78%	4.13%
Mount Vernon City	209.3	174.0	-16.9%	7,113,668	4,833,966	-32.0%	3.3994	2.7786	24.30%	44.73%	6.34%	6.09%	6.06%
Marrs Township	358.5	318.9	-11.1%	7,732,576	4,405,338	-43.0%	2.1571	1.3816	29.17%	39.57%	6.34%	4.93%	4.26%
Bethel Township	18.8	23.0	22.3%	454,617	431,832	-5.0%	2.4165	1.8773	24.96%	40.20%	6.34%	5.07%	4.36%
Griffin Town	1.7	1.2	-28.6%	52,099	33,603	-35.5%	3.0945	2.7973	23.05%	43.32%	6.34%	5.77%	5.55%
Mt Vernon Econ Dev 1	2.9	4.2	43.4%	80,392	86,736	7.9%	2.7494	2.0685	24.30%	44.73%	6.34%	6.09%	6.06%
County Totals/Averages	**2,026.9**	**1,847.3**	**-8.9%**	**47,484,593**	**29,849,911**	**-37.1%**	**2.3435**	**1.6178**	**27.14%**	**40.36%**	**6.34%**	**5.10%**	**4.63%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Posey County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Posey County	8,648,995	4,753	19,312	0	111	24,176
Bethel Township	14,867	0	21	0	0	21
Black Township	791,787	136	645	0	2	783
Center Township	16,525	1	0	0	0	1
Harmony Township	47,539	0	0	0	0	0
Lynn Township	55,704	0	0	0	0	0
Marrs Township	264,709	0	0	0	0	0
Point Township	18,282	0	0	0	0	0
Robb Township	53,590	33	0	0	0	33
Robinson Township	140,369	22	0	0	2	24
Smith Township	42,724	2	0	0	2	4
Mount Vernon Civil City	2,941,685	12,413	58,820	0	205	71,438
Cynthiana Civil Town	62,040	0	0	0	39	39
Griffin Civil Town	10,831	0	311	0	0	311
New Harmony Civil Town	140,554	0	0	0	6	6
Poseyville Civil Town	231,893	965	0	0	0	965
M.S.D. Mount Vernon School Corporation	9,850,349	5,989	28,382	0	99	34,471
M.S.D. North Posey County School Corporation	3,573,150	1,528	346	0	83	1,958
New Harmony Town And Township School Corp.	347,995	0	0	0	6	6
New Harmony Workingmens Institute	57,594	0	0	0	3	3
Poseyville Carnegie Library	107,640	66	18	0	3	87
Alexandrian Free Public Library	1,318,390	747	3,446	0	13	4,206
Griffin-Bethel Township Fire Protection	55,343	0	79	0	0	79
Wadesville-Center Township Fire	45,400	3	0	0	1	4
Posey County Solid Waste	0	0	0	0	0	0
Posey County Solid Waste Management District	483,923	266	1,080	0	6	1,352
Total - All Taxing Units	**29,321,878**	**26,924**	**112,460**	**0**	**582**	**139,967**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

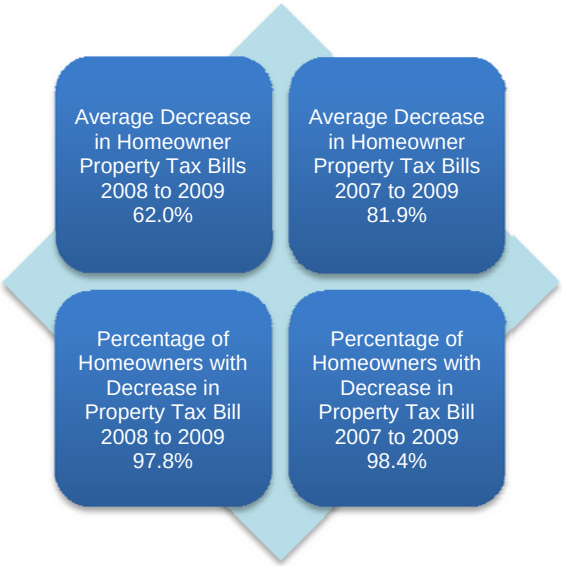
2009 PULASKI COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Pulaski County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	24	0.8%	10	0.3%
10% to 19%	5	0.2%	1	0.0%
1% to 9%	4	0.1%	4	0.1%
0%	36	1.2%	35	1.1%
-1% to -9%	11	0.4%	3	0.1%
-10% to -19%	35	1.1%	2	0.1%
-20% to -29%	74	2.4%	6	0.2%
-30% to -39%	261	8.4%	9	0.3%
-40% to -49%	637	20.4%	22	0.7%
-50% to -59%	911	29.2%	102	3.3%
-60% to -69%	554	17.8%	319	10.2%
-70% to -79%	215	6.9%	1,085	34.8%
-80% to -89%	130	4.2%	1,139	36.6%
-90% to -99%	93	3.0%	249	8.0%
-100%	125	4.0%	130	4.2%
Total	3,115	100.0%	3,116	100.0%
Higher Tax Bill	33	1.1%	15	0.5%
No Change	36	1.2%	35	1.1%
Lower Tax Bill	3,046	97.8%	3,066	98.4%
Average Change in Tax Bill	-62.0%		-81.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Pulaski County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-38.7%	-30.6%
State PTRC Percentage, 2008	24.3%	20.1%
Total State Homestead Credit, 2008	44.4%	39.5%
Total State Homestead Credit, 2009	26.4%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Pulaski County decreased by 62.0%. Pulaski saw a smaller-than-average decrease in assessed value in 2009, and Pulaski County local units decreased their local tax levies as well. School general fund and county welfare levies were a larger-than-average share of Pulaski County's levy in 2008. These changes resulted in a larger-than-average reduction in tax rates. In addition, the county adopted a local option income tax for property tax relief in 2008, and it continued to reduce homeowner tax bills in 2009. All these factors contributed to a very large reduction in homeowner tax bills. No Pulaski County homeowners were eligible for the circuit

2009 Property Tax Changes:

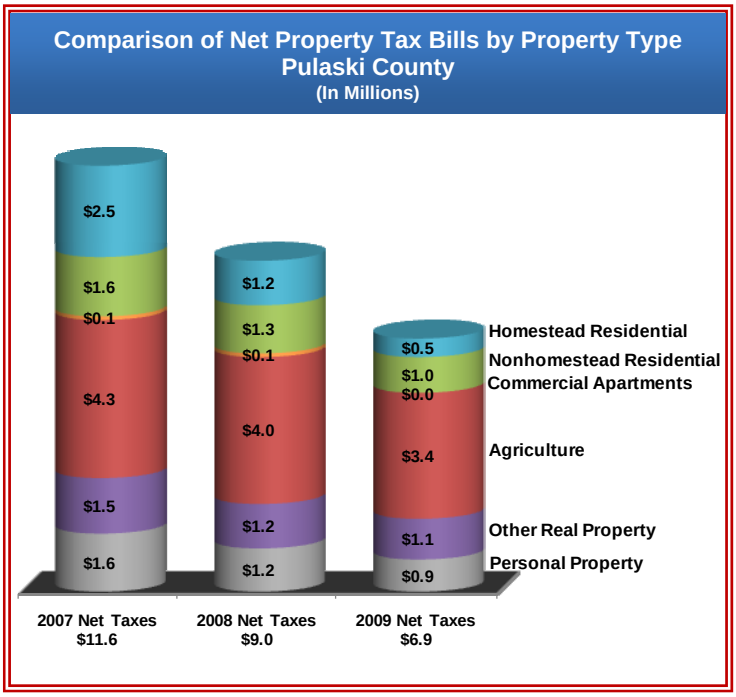
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Pulaski County, as they were in most Indiana counties.

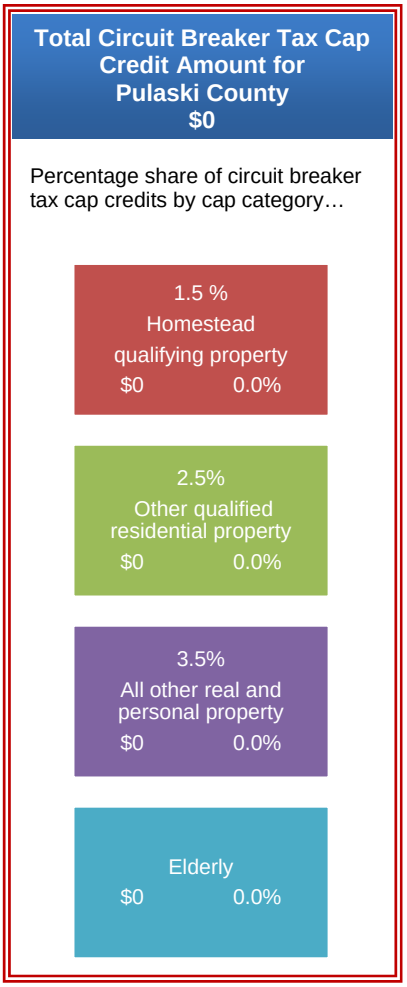


In Pulaski County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 18.9% decline in average property tax bills. Average tax bills on commercial apartments decreased 20.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 15.2% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 12.7%. Personal property, which is largely business equipment, saw a 23.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Pulaski County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$16,453,620***	***$16,600,075***	***$10,190,928***	***0.9%***	***-38.6%***	***-5.1%***
State Unit	15,312	16,993	0	11.0%	-100.0%	
Pulaski County	5,835,071	5,016,552	3,855,439	-14.0%	-23.1%	-5.3%
Beaver Township	18,761	19,518	19,227	4.0%	-1.5%	-1.5%
Cass Township	23,200	23,058	23,586	-0.6%	2.3%	2.3%
Franklin Township	13,646	13,870	13,898	1.6%	0.2%	0.2%
Harrison Township	22,954	23,303	22,506	1.5%	-3.4%	-3.4%
Indian Creek Township	17,941	18,185	18,163	1.4%	-0.1%	-0.1%
Jefferson Township	16,706	16,420	16,548	-1.7%	0.8%	0.8%
Monroe Township	58,912	58,753	58,473	-0.3%	-0.5%	-0.5%
Rich Grove Township	24,783	25,497	25,620	2.9%	0.5%	0.5%
Salem Township	68,518	69,014	68,870	0.7%	-0.2%	-0.2%
Tippecanoe Township	39,388	40,470	40,063	2.7%	-1.0%	-1.0%
Van Buren Township	56,544	66,229	64,790	17.1%	-2.2%	-2.2%
White Post Township	58,654	62,138	61,261	5.9%	-1.4%	-1.4%
Francesville Civil Town	130,265	130,051	130,160	-0.2%	0.1%	0.1%
Medaryville Civil Town	151,366	171,476	166,860	13.3%	-2.7%	-2.7%
Monterey Civil Town	43,110	40,617	42,946	-5.8%	5.7%	5.7%
Winamac Civil Town	456,661	502,450	485,778	10.0%	-3.3%	-3.3%
Culver Community School Corporation	331,416	426,105	175,698	28.6%	-58.8%	-20.8%
Eastern Pulaski Community School Corporation	5,098,847	5,388,761	2,421,394	5.7%	-55.1%	-8.0%
West Central School Corporation	2,707,660	2,933,775	1,246,731	8.4%	-57.5%	3.2%
North Judson-San Pierre School Corporation	678,459	684,364	483,534	0.9%	-29.3%	3.2%
Francesville Public Library	123,053	123,241	124,330	0.2%	0.9%	0.9%
Monterey Public Library	80,330	81,635	84,358	1.6%	3.3%	3.3%
Pulaski County Public Library	382,063	647,600	540,695	69.5%	-16.5%	-16.5%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Pulaski County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Beaver Township II	0.6	0.6	-5.8%	13,624	7,864	-42.3%	2.1757	1.3334	25.76%	42.70%	26.37%	28.89%	60.75%
Beaver Township I	46.0	46.8	1.8%	925,764	552,644	-40.3%	2.0144	1.1809	27.37%	44.55%	26.37%	28.89%	60.75%
Cass Township	29.1	25.6	-11.9%	626,693	338,887	-45.9%	2.1570	1.3236	26.33%	44.57%	26.37%	28.89%	60.75%
Cass Township - North	7.4	6.7	-10.2%	173,837	121,593	-30.1%	2.3436	1.8256	18.65%	40.40%	26.37%	28.89%	60.75%
Franklin Township	33.6	30.7	-8.5%	771,169	445,293	-42.3%	2.2964	1.4485	24.98%	42.74%	26.37%	28.89%	60.75%
Harrison Township	44.2	39.8	-9.9%	1,020,447	581,698	-43.0%	2.3078	1.4600	24.93%	42.80%	26.37%	28.89%	60.75%
Indian Creek Township	44.4	41.6	-6.1%	1,018,414	602,668	-40.8%	2.2961	1.4470	24.97%	42.70%	26.37%	28.89%	60.75%
Jefferson Township - East	11.7	10.4	-10.9%	269,986	152,284	-43.6%	2.3026	1.4576	24.98%	42.84%	26.37%	28.89%	60.75%
Jefferson Township	22.8	20.2	-11.8%	489,153	262,991	-46.2%	2.1413	1.3051	26.43%	44.57%	26.37%	28.89%	60.75%
Monroe Township	124.8	116.3	-6.8%	2,866,153	1,684,789	-41.2%	2.2965	1.4483	24.87%	42.44%	26.37%	28.89%	60.75%
Winamac Corp (Monroe)	67.6	56.4	-16.7%	2,038,986	1,283,191	-37.1%	3.0142	2.2768	23.22%	47.16%	26.37%	28.89%	60.75%
Rich Grove Township	39.8	38.8	-2.6%	933,180	705,421	-24.4%	2.3444	1.8186	18.59%	40.24%	26.37%	28.89%	60.75%
Salem Township	57.7	60.1	4.0%	1,289,117	843,210	-34.6%	2.2328	1.4041	25.75%	44.37%	26.37%	28.89%	60.75%
Francesville Corp (Salem)	20.3	16.5	-18.8%	572,718	353,211	-38.3%	2.8193	2.1400	24.36%	48.76%	26.37%	28.89%	60.75%
Tippecanoe Township	45.5	42.0	-7.6%	828,958	525,773	-36.6%	1.8215	1.2510	21.48%	44.01%	26.37%	28.89%	60.75%
Monterey Corp (Tippecanoe)	4.0	3.2	-20.8%	112,024	81,274	-27.4%	2.7823	2.5485	20.38%	50.39%	26.37%	28.89%	60.75%
Van Buren Township	52.4	46.5	-11.1%	1,246,865	717,497	-42.5%	2.3816	1.5424	24.45%	42.68%	26.37%	28.89%	60.75%
White Post Township	43.9	43.8	-0.2%	975,454	603,512	-38.1%	2.2199	1.3768	25.95%	44.71%	26.37%	28.89%	60.75%
Medaryville Corp (White Post)	12.7	11.4	-9.7%	443,657	316,582	-28.6%	3.4993	2.7656	23.20%	51.55%	26.37%	28.89%	60.75%
County Totals/Averages	**708.6**	**657.5**	**-7.2%**	**16,616,199**	**10,180,382**	**-38.7%**	**2.3445**	**1.5482**	**24.31%**	**44.42%**	**26.37%**	**28.89%**	**60.75%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

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State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Pulaski County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Pulaski County	3,855,439	0	0	0	0	0
Beaver Township	19,227	0	0	0	0	0
Cass Township	23,586	0	0	0	0	0
Franklin Township	13,898	0	0	0	0	0
Harrison Township	22,506	0	0	0	0	0
Indian Creek Township	18,163	0	0	0	0	0
Jefferson Township	16,548	0	0	0	0	0
Monroe Township	58,473	0	0	0	0	0
Rich Grove Township	25,620	0	0	0	0	0
Salem Township	68,870	0	0	0	0	0
Tippecanoe Township	40,063	0	0	0	0	0
Van Buren Township	64,790	0	0	0	0	0
White Post Township	61,261	0	0	0	0	0
Francesville Civil Town	130,160	0	0	0	0	0
Medaryville Civil Town	166,860	0	0	0	0	0
Monterey Civil Town	42,946	0	0	0	0	0
Winamac Civil Town	485,778	0	0	0	0	0
Culver Community School Corporation	175,698	0	0	0	0	0
Eastern Pulaski Community School Corporation	2,421,394	0	0	0	0	0
West Central School Corporation	1,246,731	0	0	0	0	0
North Judson-San Pierre School Corporation	483,534	0	0	0	0	0
Francesville Public Library	124,330	0	0	0	0	0
Monterey Public Library	84,358	0	0	0	0	0
Pulaski County Public Library	540,695	0	0	0	0	0
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Total - All Taxing Units	**10,190,928**	**0**	**0**	**0**	**0**	**0**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

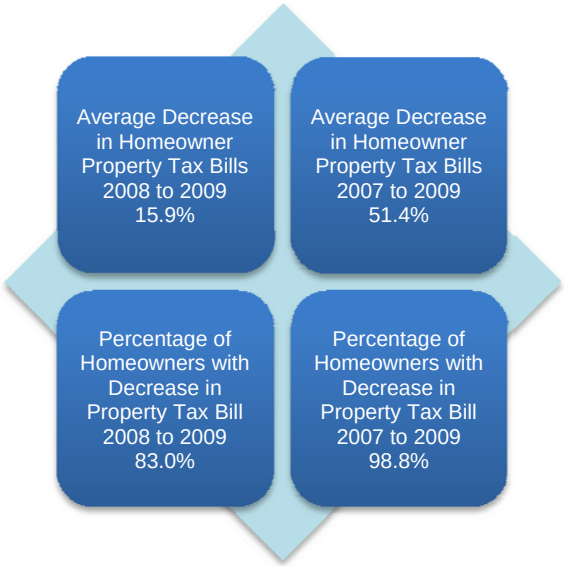
2009 PUTNAM COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Putnam County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	278	3.2%	39	0.4%
10% to 19%	199	2.3%	8	0.1%
1% to 9%	958	11.0%	12	0.1%
0%	46	0.5%	44	0.5%
-1% to -9%	1,570	18.0%	27	0.3%
-10% to -19%	2,172	25.0%	56	0.6%
-20% to -29%	1,427	16.4%	261	3.0%
-30% to -39%	903	10.4%	680	7.8%
-40% to -49%	584	6.7%	2,140	24.6%
-50% to -59%	203	2.3%	3,309	38.0%
-60% to -69%	90	1.0%	1,455	16.7%
-70% to -79%	62	0.7%	327	3.8%
-80% to -89%	45	0.5%	129	1.5%
-90% to -99%	34	0.4%	79	0.9%
-100%	128	1.5%	133	1.5%
Total	8,699	100.0%	8,699	100.0%
Higher Tax Bill	1,435	16.5%	59	0.7%
No Change	46	0.5%	44	0.5%
Lower Tax Bill	7,218	83.0%	8,596	98.8%
Average Change in Tax Bill	-15.9%		-51.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Putnam County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.9%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-38.3%	-30.6%
State PTRC Percentage, 2008	23.1%	20.1%
Total State Homestead Credit, 2008	40.5%	39.5%
Total State Homestead Credit, 2009	7.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Putnam County decreased by 15.9%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. But Putnam County local units reduced their property tax levies, and this reduced homeowner tax bills. Putnam County did not adopt a local option income tax for property tax relief, and only a few elderly Putnam County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Putnam County, as they were in most Indiana counties.

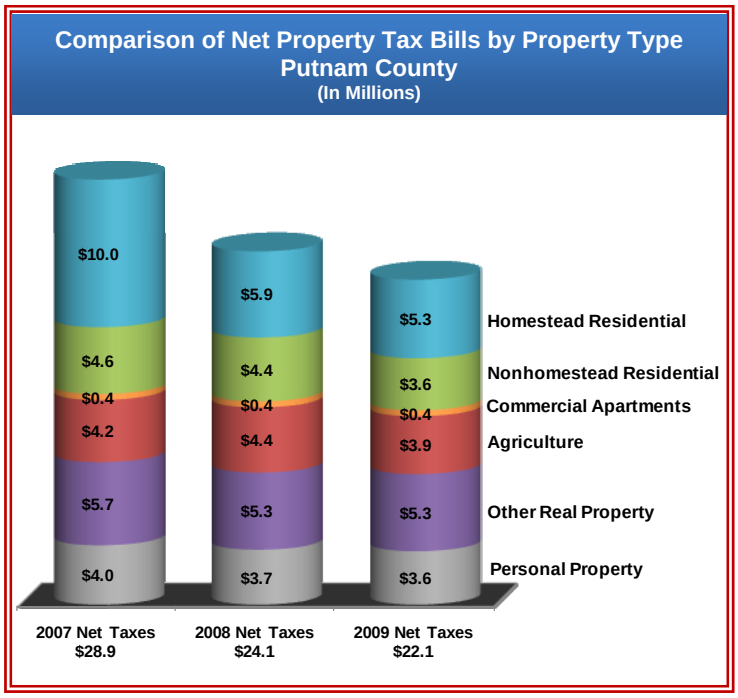
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.



In Putnam County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 18.2% decline in average property tax bills. Average tax bills on commercial apartments increased by 3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 11.4% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased by 2%. Personal property, which is largely business equipment, saw a 2.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Putnam County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$38,155,081***	***$37,234,633***	***$22,867,616***	***-2.4%***	***-38.6%***	***-9.0%***
State Unit	36,503	41,489	0	13.7%	-100.0%	
Putnam County	6,254,221	4,918,202	3,955,276	-21.4%	-19.6%	-8.6%
Clinton Township	12,678	12,790	13,286	0.9%	3.9%	3.9%
Cloverdale Township	38,878	40,444	38,418	4.0%	-5.0%	-5.0%
Floyd Township	21,193	22,248	23,350	5.0%	5.0%	5.0%
Franklin Township	13,656	14,208	13,944	4.0%	-1.9%	-1.9%
Greencastle Township	103,524	103,744	95,303	0.2%	-8.1%	-8.1%
Jackson Township	11,542	8,129	7,078	-29.6%	-12.9%	-12.9%
Jefferson Township	33,759	34,390	32,594	1.9%	-5.2%	-5.2%
Madison Township	44,586	48,330	45,558	8.4%	-5.7%	-5.7%
Marion Township	26,124	26,607	28,286	1.8%	6.3%	6.3%
Monroe Township	9,521	9,974	9,651	4.8%	-3.2%	-3.2%
Russell Township	18,614	18,888	17,817	1.5%	-5.7%	-5.7%
Warren Township	23,190	24,117	24,388	4.0%	1.1%	1.1%
Washington Township	38,364	50,873	33,775	32.6%	-33.6%	-33.6%
Greencastle Civil City	2,787,713	2,767,767	2,666,072	-0.7%	-3.7%	-0.3%
Bainbridge Civil Town	95,082	99,674	100,478	4.8%	0.8%	0.8%
Cloverdale Civil Town	256,643	265,969	269,226	3.6%	1.2%	1.2%
Roachdale Civil Town	132,838	138,505	130,811	4.3%	-5.6%	-5.6%
Russellville Civil Town	29,783	29,778	30,445	0.0%	2.2%	2.2%
Fillmore Civil Town	33,486	35,757	35,917	6.8%	0.4%	0.4%
South Putnam Community School Corporation	7,040,176	7,202,732	3,771,329	2.3%	-47.6%	-23.0%
North Putnam Community School Corporation	6,247,006	7,228,625	3,423,183	15.7%	-52.6%	-8.2%
Cloverdale Community School Corporation	3,074,902	3,201,460	1,978,595	4.1%	-38.2%	-7.0%
Greencastle Community School Corporation	10,777,747	9,910,770	5,132,081	-8.0%	-48.2%	-5.2%
Roachdale Public Library	37,605	39,919	38,027	6.2%	-4.7%	-4.7%
Putnam County Public Library	691,122	645,739	673,829	-6.6%	4.4%	4.4%
Roachdale Fire Protection	59,863	62,629	56,723	4.6%	-9.4%	-9.4%
Walnut Creek Fire Protection	87,049	99,663	90,751	14.5%	-8.9%	-8.9%
Floyd Twp Fire District	117,713	131,213	131,425	11.5%	0.2%	0.2%
West Central Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Greencastle Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Putnam County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clinton Township	57.4	52.6	-8.3%	982,400	588,375	-40.1%	1.7128	1.1184	27.42%	44.05%	7.67%	12.56%	22.58%
Cloverdale Township	92.1	76.6	-16.8%	2,183,234	1,383,574	-36.6%	2.3704	1.8056	18.22%	35.63%	7.67%	12.56%	22.58%
Cloverdale Town-Cloverdale Twp	75.0	65.4	-12.7%	2,006,284	1,409,217	-29.8%	2.6763	2.1536	18.03%	38.30%	7.67%	12.56%	22.58%
Floyd Township	252.8	206.7	-18.2%	4,240,421	2,255,428	-46.8%	1.6772	1.0912	27.52%	43.33%	7.67%	12.56%	22.58%
Franklin Township	53.5	50.4	-5.8%	907,123	549,421	-39.4%	1.6963	1.0911	28.08%	45.49%	7.67%	12.56%	22.58%
Roachdale Town	23.7	20.1	-15.5%	541,362	349,646	-35.4%	2.2795	1.7433	25.66%	50.69%	7.67%	12.56%	22.58%
Greencastle Township	187.3	166.1	-11.3%	3,450,538	2,046,243	-40.7%	1.8424	1.2319	25.05%	39.33%	7.67%	12.56%	22.58%
Greencastle City	422.9	370.5	-12.4%	10,398,029	7,114,012	-31.6%	2.4587	1.9202	22.78%	44.15%	7.67%	12.56%	22.58%
Jackson Township	51.1	47.7	-6.6%	858,749	514,931	-40.0%	1.6812	1.0793	27.90%	44.54%	7.67%	12.56%	22.58%
Jefferson Township	76.2	64.9	-14.7%	1,901,007	1,056,286	-44.4%	2.4961	1.6268	19.93%	36.32%	7.67%	12.56%	22.58%
Madison Township	54.0	45.2	-16.3%	1,023,502	584,783	-42.9%	1.8945	1.2934	24.50%	39.06%	7.67%	12.56%	22.58%
Marion Township	76.1	67.6	-11.2%	1,889,313	1,091,934	-42.2%	2.4843	1.6164	20.06%	36.47%	7.67%	12.56%	22.58%
Monroe Township	60.9	52.5	-13.8%	1,037,475	581,454	-44.0%	1.7034	1.1078	27.59%	44.27%	7.67%	12.56%	22.58%
Bainbridge Town	16.4	13.2	-19.8%	379,338	246,282	-35.1%	2.3105	1.8709	24.39%	47.59%	7.67%	12.56%	22.58%
Russell Township	36.7	36.1	-1.7%	611,413	383,889	-37.2%	1.6657	1.0638	27.68%	43.46%	7.67%	12.56%	22.58%
Russellville Town	7.6	6.3	-17.7%	153,434	94,671	-38.3%	2.0193	1.5140	26.55%	48.72%	7.67%	12.56%	22.58%
Warren Township	64.6	71.7	10.9%	1,606,901	1,153,165	-28.2%	2.4865	1.6089	20.03%	36.44%	7.67%	12.56%	22.58%
Cloverdale Town-Warren Township	6.7	7.3	8.7%	188,657	144,173	-23.6%	2.8020	1.9702	19.56%	38.82%	7.67%	12.56%	22.58%
Washington Township	99.9	74.7	-25.2%	2,498,940	1,211,732	-51.5%	2.5019	1.6217	19.88%	36.25%	7.67%	12.56%	22.58%
Fillmore Town	15.3	11.9	-22.5%	412,382	224,312	-45.6%	2.6929	1.8905	20.31%	39.56%	7.67%	12.56%	22.58%
County Totals/Averages	**1,730.2**	**1,507.3**	**-12.9%**	**37,270,502**	**22,983,529**	**-38.3%**	**2.1539**	**1.5234**	**23.08%**	**40.50%**	**7.67%**	**12.56%**	**22.58%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Putnam County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Putnam County	3,955,276	0	0	0	41	41
Clinton Township	13,286	0	0	0	0	0
Cloverdale Township	38,418	0	0	0	0	0
Floyd Township	23,350	0	0	0	0	0
Franklin Township	13,944	0	0	0	0	0
Greencastle Township	95,303	0	0	0	1	1
Jackson Township	7,078	0	0	0	0	0
Jefferson Township	32,594	0	0	0	0	0
Madison Township	45,558	0	0	0	0	0
Marion Township	28,286	0	0	0	0	0
Monroe Township	9,651	0	0	0	0	0
Russell Township	17,817	0	0	0	0	0
Warren Township	24,388	0	0	0	0	0
Washington Township	33,775	0	0	0	0	0
Greencastle Civil City	2,666,072	0	0	0	85	85
Bainbridge Civil Town	100,478	0	0	0	6	6
Cloverdale Civil Town	269,226	0	0	0	9	9
Roachdale Civil Town	130,811	0	0	0	0	0
Russellville Civil Town	30,445	0	0	0	0	0
Fillmore Civil Town	35,917	0	0	0	0	0
South Putnam Community School Corporation	3,771,329	0	0	0	0	0
North Putnam Community School Corporation	3,423,183	0	0	0	11	11
Cloverdale Community School Corporation	1,978,595	0	0	0	34	34
Greencastle Community School Corporation	5,132,081	0	0	0	104	104
Roachdale Public Library	38,027	0	0	0	0	0
Putnam County Public Library	673,829	0	0	0	7	7
Roachdale Fire Protection	56,723	0	0	0	0	0
Walnut Creek Fire Protection	90,751	0	0	0	1	1
Floyd Twp Fire District	131,425	0	0	0	0	0
West Central Indiana Solid Waste Management	0	0	0	0	0	0
Greencastle Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**22,867,616**	**0**	**0**	**0**	**299**	**299**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

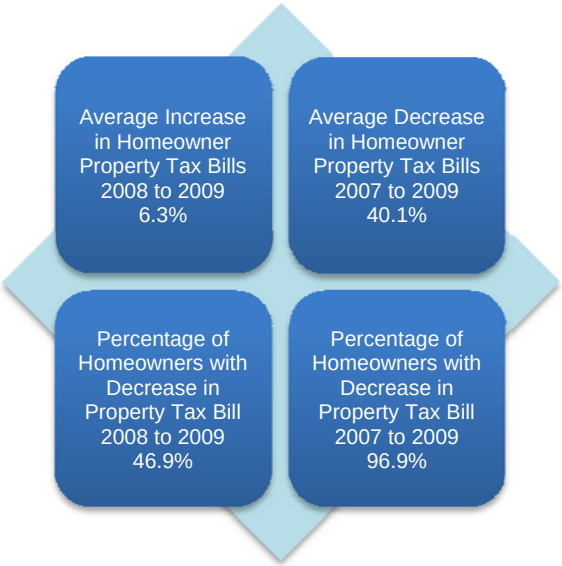
2009 RANDOLPH COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Randolph County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,710	24.5%	71	1.0%
10% to 19%	847	12.2%	29	0.4%
1% to 9%	1,077	15.5%	50	0.7%
0%	68	1.0%	69	1.0%
-1% to -9%	966	13.9%	98	1.4%
-10% to -19%	727	10.4%	304	4.4%
-20% to -29%	474	6.8%	808	11.6%
-30% to -39%	189	2.7%	1,491	21.4%
-40% to -49%	144	2.1%	1,812	26.0%
-50% to -59%	114	1.6%	1,075	15.4%
-60% to -69%	105	1.5%	326	4.7%
-70% to -79%	87	1.2%	206	3.0%
-80% to -89%	69	1.0%	173	2.5%
-90% to -99%	51	0.7%	119	1.7%
-100%	338	4.9%	335	4.8%
Total	6,966	100.0%	6,966	100.0%
Higher Tax Bill	3,634	52.2%	150	2.2%
No Change	68	1.0%	69	1.0%
Lower Tax Bill	3,264	46.9%	6,747	96.9%
Average Change in Tax Bill	6.3%		-40.1%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.).

Factors Affecting Homeowner Tax Bills	Randolph County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.6%	-30.6%
State PTRC Percentage, 2008	23.6%	20.1%
Total State Homestead Credit, 2008	54.1%	39.5%
Total State Homestead Credit, 2009	8.6%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Randolph County increased by 6.3%. Randolph County taxpayers saw a higher-than-average state property tax replacement and state homestead credit rate in 2008. The loss of this added tax relief increased homestead tax bills by an amount higher than the state average. Randolph County did not adopt a local option income tax for property tax relief, and few Randolph County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Randolph County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

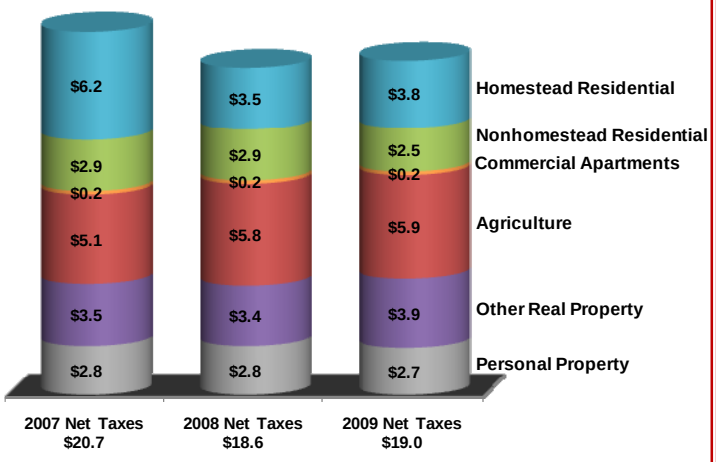
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Randolph County
(In Millions)



In Randolph County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.8% decline in average property tax bills. Tax bills on commercial apartments remained increased 22%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1.7% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 14.7%. Personal property, which is largely business equipment, saw a 3.6% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Randolph County
$1,154,363

Percentage share of circuit breaker tax cap credits by cap category…

Randolph County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$27,509,765***	***$28,102,487***	***$19,788,083***	***2.2%***	***-29.6%***	***6.2%***
State Unit	22,992	25,159	0	9.4%	-100.0%	
Randolph County	7,211,695	7,057,038	5,029,544	-2.1%	-28.7%	2.5%
Franklin Township	26,252	27,127	26,995	3.3%	-0.5%	-0.5%
Green Township	15,678	16,592	17,117	5.8%	3.2%	3.2%
Greensfork Township	27,619	28,732	28,629	4.0%	-0.4%	-0.4%
Jackson Township	28,398	28,807	30,436	1.4%	5.7%	5.7%
Monroe Township	57,621	59,223	51,270	2.8%	-13.4%	-13.4%
Stoney Creek Township	24,056	24,095	25,376	0.2%	5.3%	5.3%
Union Township	42,759	43,441	44,920	1.6%	3.4%	3.4%
Ward Township	34,805	36,689	37,907	5.4%	3.3%	3.3%
Washington Township	32,880	36,255	37,559	10.3%	3.6%	3.6%
Wayne Township	36,629	39,163	40,433	6.9%	3.2%	3.2%
White River Township	192,218	195,853	204,724	1.9%	4.5%	4.5%
Winchester Civil City	2,130,200	2,197,011	2,250,863	3.1%	2.5%	3.6%
Union City Civil City	1,538,619	1,726,591	2,017,724	12.2%	16.9%	18.6%
Albany Civil Town	12,296	13,337	12,425	8.5%	-6.8%	-6.8%
Farmland Civil Town	248,896	253,038	236,048	1.7%	-6.7%	-6.7%
Losantville Civil Town	35,674	39,913	40,778	11.9%	2.2%	2.2%
Lynn Civil Town	232,224	235,872	238,249	1.6%	1.0%	1.0%
Modoc Civil Town	25,845	26,762	27,822	3.5%	4.0%	4.0%
Parker Civil Town	175,116	188,733	192,490	7.8%	2.0%	2.0%
Ridgeville Civil Town	148,296	156,309	140,778	5.4%	-9.9%	-9.9%
Saratoga Civil Town	57,343	65,843	66,467	14.8%	0.9%	0.9%
Union School Corporation	1,652,862	1,603,873	889,381	-3.0%	-44.5%	20.6%
Randolph Southern School Corporation	2,121,606	2,388,172	1,124,768	12.6%	-52.9%	-7.4%
Monroe Central School Corporation	3,227,776	3,234,165	2,175,612	0.2%	-32.7%	17.0%
Randolph Central School Corporation	5,029,770	5,061,877	2,548,401	0.6%	-49.7%	0.8%
Randolph Eastern School Corporation	2,670,860	2,837,087	1,781,403	6.2%	-37.2%	15.8%
Farmland Public Library	27,479	26,929	26,050	-2.0%	-3.3%	-3.3%
Ridgeville Public Library	15,239	15,973	15,022	4.8%	-6.0%	-6.0%
Union City Public Library	123,587	128,243	132,808	3.8%	3.6%	3.6%
Winchester Public Library	228,776	235,278	244,585	2.8%	4.0%	4.0%
Washington Township Public Library	47,772	49,307	51,499	3.2%	4.4%	4.4%
Randolph Co Solid Waste	0	0	0	0.0%	0.0%	0.0%
Winchester City Redevelopment Commission	5,927	0	0	-100.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Randolph County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Franklin Township	30.8	24.9	-19.2%	645,298	355,971	-44.8%	2.0947	1.4307	25.83%	51.80%	8.61%	0.00%	0.00%
Ridgeville Town	13.3	8.3	-37.4%	447,801	271,662	-39.3%	3.3725	3.2697	22.80%	58.71%	8.61%	0.00%	0.00%
Green Township	40.1	35.2	-12.3%	931,286	680,443	-26.9%	2.3219	1.9341	23.01%	49.08%	8.61%	0.00%	0.00%
Albany Town	2.7	2.0	-25.1%	74,489	50,421	-32.3%	2.8008	2.5310	22.36%	53.29%	8.61%	0.00%	0.00%
Greensfork Township	64.4	60.7	-5.8%	1,414,423	824,218	-41.7%	2.1956	1.3586	26.10%	51.82%	8.61%	0.00%	0.00%
Jackson Township	39.6	36.8	-6.9%	877,533	626,847	-28.6%	2.2182	1.7012	24.18%	50.00%	8.61%	0.00%	0.00%
Monroe Township	55.9	45.1	-19.3%	1,314,400	888,020	-32.4%	2.3521	1.9682	22.93%	49.32%	8.61%	0.00%	0.00%
Farmland Town	27.0	17.4	-35.6%	904,518	596,010	-34.1%	3.3554	3.4319	21.23%	54.98%	8.61%	0.00%	0.00%
Parker City Town	29.7	22.7	-23.6%	876,581	628,364	-28.3%	2.9525	2.7718	21.82%	53.33%	8.61%	0.00%	0.00%
Stoney Creek Township	46.0	40.4	-12.2%	1,074,575	787,822	-26.7%	2.3340	1.9494	22.89%	48.95%	8.61%	0.00%	0.00%
Union Township	111.0	110.4	-0.5%	2,307,504	1,498,479	-35.1%	2.0790	1.3575	27.60%	52.91%	8.61%	0.00%	0.00%
Losantville Town	3.4	2.8	-19.8%	110,584	77,540	-29.9%	3.2128	2.8078	24.42%	59.77%	8.61%	0.00%	0.00%
Modoc Town	3.1	2.6	-15.6%	89,740	62,304	-30.6%	2.9257	2.4053	25.01%	58.64%	8.61%	0.00%	0.00%
Ward Township	46.7	45.9	-1.7%	1,014,865	690,925	-31.9%	2.1746	1.5054	25.34%	51.96%	8.61%	0.00%	0.00%
Saratoga Town	4.3	3.3	-22.1%	156,874	114,981	-26.7%	3.6615	3.4453	22.32%	59.32%	8.61%	0.00%	0.00%
Washington Township	72.7	69.3	-4.7%	1,630,807	981,896	-39.8%	2.2420	1.4166	25.92%	52.18%	8.61%	0.00%	0.00%
Lynn Town	24.7	17.7	-28.4%	786,677	486,220	-38.2%	3.1841	2.7504	23.15%	56.45%	8.61%	0.00%	0.00%
Wayne Township	82.4	60.1	-27.1%	1,794,727	997,418	-44.4%	2.1771	1.6605	24.30%	49.61%	8.61%	0.00%	0.00%
Union City	71.0	69.8	-1.8%	3,391,389	3,295,266	-2.8%	4.7756	4.7236	20.63%	60.07%	8.61%	0.00%	0.00%
White River Township	123.3	107.3	-13.0%	2,731,616	1,679,020	-38.5%	2.2154	1.5652	25.21%	52.32%	8.61%	0.00%	0.00%
Winchester City	156.3	132.6	-15.2%	5,530,978	4,194,725	-24.2%	3.5385	3.1631	21.91%	57.39%	8.61%	0.00%	0.00%
County Totals/Averages	**1,048.4**	**915.1**	**-12.7%**	**28,106,665**	**19,788,552**	**-29.6%**	**2.6808**	**2.1623**	**23.64%**	**54.10%**	**8.61%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Randolph County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Randolph County	5,029,544	1,475	105,046	46,556	1,636	154,713
Franklin Township	26,995	0	440	0	3	444
Green Township	17,117	0	3	0	7	10
Greensfork Township	28,629	0	0	0	0	0
Jackson Township	30,436	0	0	0	4	4
Monroe Township	51,270	0	929	0	16	945
Stoney Creek Township	25,376	0	0	0	0	0
Union Township	44,920	0	22	0	0	23
Ward Township	37,907	0	91	0	1	92
Washington Township	37,559	0	166	0	0	167
Wayne Township	40,433	39	1,801	1,853	20	3,713
White River Township	204,724	38	2,652	0	89	2,779
Winchester Civil City	2,250,863	1,567	110,045	0	2,286	113,899
Union City Civil City	2,017,724	5,094	238,141	245,113	993	489,341
Albany Civil Town	12,425	0	77	0	0	77
Farmland Civil Town	236,048	0	24,786	0	481	25,267
Losantville Civil Town	40,778	0	2,422	0	0	2,422
Lynn Civil Town	238,249	0	6,982	0	19	7,001
Modoc Civil Town	27,822	0	0	0	0	0
Parker Civil Town	192,490	0	6,397	0	71	6,468
Ridgeville Civil Town	140,778	0	13,778	0	108	13,886
Saratoga Civil Town	66,467	0	6,294	0	0	6,294
Union School Corporation	889,381	0	1,260	0	5	1,265
Randolph Southern School Corporation	1,124,768	0	3,947	0	11	3,957
Monroe Central School Corporation	2,175,612	0	34,618	0	791	35,409
Randolph Central School Corporation	2,548,401	730	60,192	0	1,313	62,235
Randolph Eastern School Corporation	1,781,403	1,882	87,998	90,574	752	181,207
Farmland Public Library	26,050	0	2,735	0	53	2,788
Ridgeville Public Library	15,022	0	1,470	0	12	1,482
Union City Public Library	132,808	335	15,672	16,131	65	32,204
Winchester Public Library	244,585	78	5,751	0	135	5,965
Washington Township Public Library	51,499	0	307	0	1	308
W. U. R. Solid Waste Management District	0	0	0	0	0	0
Randolph Co. Solid Waste	0	0	0	0	0	0
Winchester City Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**19,788,083**	**11,239**	**734,023**	**400,228**	**8,873**	**1,154,363**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

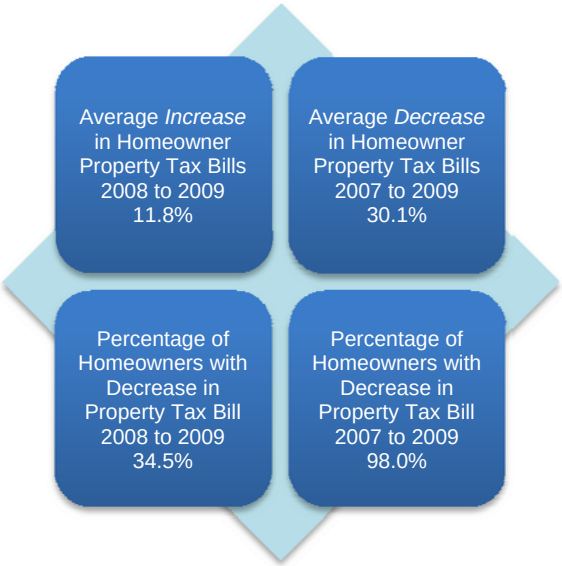
2009 Ripley County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Ripley County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,978	27.8%	63	0.9%
10% to 19%	1,065	14.9%	27	0.4%
1% to 9%	1,620	22.7%	34	0.5%
0%	6	0.1%	18	0.3%
-1% to -9%	1,110	15.6%	134	1.9%
-10% to -19%	522	7.3%	600	8.4%
-20% to -29%	326	4.6%	2,063	29.0%
-30% to -39%	99	1.4%	2,403	33.7%
-40% to -49%	68	1.0%	1,062	14.9%
-50% to -59%	62	0.9%	318	4.5%
-60% to -69%	45	0.6%	106	1.5%
-70% to -79%	40	0.6%	70	1.0%
-80% to -89%	41	0.6%	65	0.9%
-90% to -99%	26	0.4%	56	0.8%
-100%	116	1.6%	105	1.5%
Total	7,124	100.0%	7,124	100.0%
Higher Tax Bill	4,663	65.5%	124	1.7%
No Change	6	0.1%	18	0.3%
Lower Tax Bill	2,455	34.5%	6,982	98.0%
Average Change in Tax Bill	11.8%		-30.1%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Ripley County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.6%	-30.6%
State PTRC Percentage, 2008	24.5%	20.1%
Total State Homestead Credit, 2008	44.9%	39.5%
Total State Homestead Credit, 2009	6.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Ripley County increased by 11.8%. School general fund and county welfare levies were a larger-than-average share of Ripley County's levy in 2008. These changes resulted in a larger-than-average reduction in tax rates. But Ripley County taxpayers saw higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief more than offset the lower tax rates, resulting in

2009 Property Tax Changes:

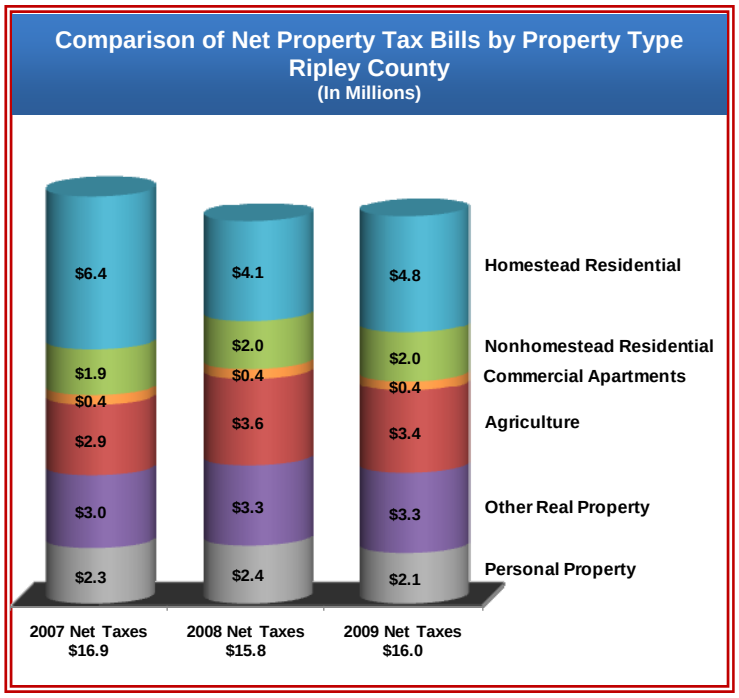
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

higher tax bills. Ripley County did not adopt a local option income tax for property tax relief, and only a few elderly Ripley County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Ripley County, as they were in most Indiana counties.



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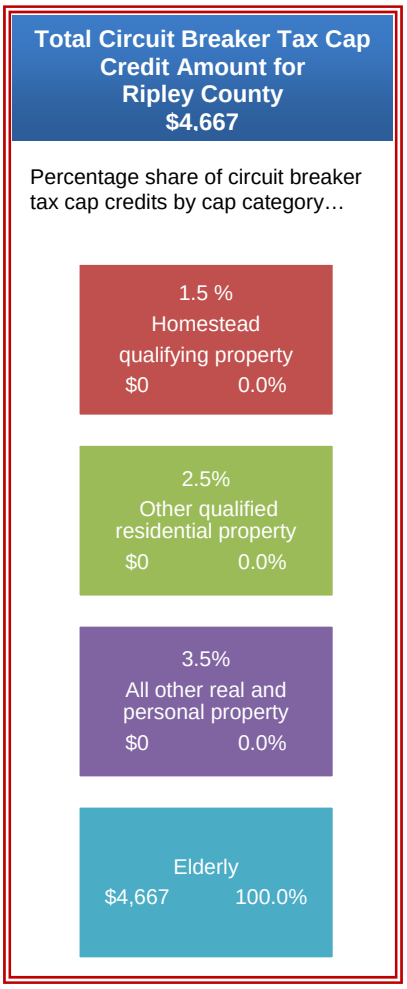
Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Ripley County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$24,499,041***	***$26,886,103***	***$17,045,688***	***9.7%***	***-36.6%***	***7.2%***
State Unit	31,098	32,658	0	5.0%	-100.0%	
Ripley County	4,954,370	6,296,913	3,016,367	27.1%	-52.1%	-0.2%
Adams Township	49,584	49,877	51,995	0.6%	4.2%	4.2%
Brown Township	19,725	20,583	21,523	4.3%	4.6%	4.6%
Center Township	82,824	83,873	76,581	1.3%	-8.7%	-8.7%
Delaware Township	17,874	18,794	17,124	5.1%	-8.9%	-8.9%
Franklin Township	23,989	24,780	25,989	3.3%	4.9%	4.9%
Jackson Township	11,446	11,715	12,319	2.4%	5.2%	5.2%
Johnson Township	39,871	41,255	39,950	3.5%	-3.2%	-3.2%
Laughery Township	25,174	25,870	25,958	2.8%	0.3%	0.3%
Otter Creek Township	23,621	25,190	26,382	6.6%	4.7%	4.7%
Shelby Township	15,042	16,388	17,014	8.9%	3.8%	3.8%
Washington Township	29,738	30,643	27,246	3.0%	-11.1%	-11.1%
Batesville Civil City	1,376,567	1,379,667	1,449,980	0.2%	5.1%	6.6%
Milan Civil Town	132,801	135,514	147,560	2.0%	8.9%	8.9%
Napoleon Civil Town	8,359	8,507	9,075	1.8%	6.7%	6.7%
Osgood Civil Town	174,541	189,974	200,113	8.8%	5.3%	5.3%
Sunman Civil Town	128,917	132,834	129,040	3.0%	-2.9%	-2.9%
Versailles Civil Town	246,665	251,954	263,651	2.1%	4.6%	4.6%
Holton Civil Town	43,968	45,836	48,714	4.2%	6.3%	6.3%
Sunman-Dearborn Community School Corp.	1,985,333	1,885,126	1,377,005	-5.0%	-27.0%	16.8%
South Ripley Community School Corporation	3,860,461	4,212,069	3,058,844	9.1%	-27.4%	30.6%
Batesville Community School Corporation	5,088,596	5,233,527	2,737,448	2.8%	-47.7%	5.7%
Jac-Cen-Del Community School Corporation	2,468,885	2,842,454	1,596,681	15.1%	-43.8%	0.8%
Milan Community School Corporation	3,122,003	3,264,307	1,966,596	4.6%	-39.8%	-5.9%
Batesville Public Library	238,542	243,213	262,620	2.0%	8.0%	8.0%
Osgood Public Library	162,995	242,425	294,535	48.7%	21.5%	21.5%
Southeastern Indiana Solid Waste Mgt. District	136,052	140,157	145,378	3.0%	3.7%	3.7%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Ripley County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township-Sunman Dearborn	100.3	86.2	-14.0%	1,806,738	1,179,231	-34.7%	1.8021	1.3673	22.01%	41.40%	6.54%	11.47%	12.72%
Adams Township-Batesville Schools	71.4	69.4	-2.7%	1,230,506	723,851	-41.2%	1.7243	1.0428	27.49%	44.24%	6.54%	11.47%	12.72%
Batesville City-Adams Township	95.0	81.7	-14.0%	2,046,894	1,272,349	-37.8%	2.1553	1.5576	25.43%	47.78%	6.54%	11.47%	12.72%
Sunman Town	48.7	47.0	-3.7%	1,002,511	761,516	-24.0%	2.0568	1.6217	21.45%	43.95%	6.54%	11.47%	12.72%
Brown Township	69.5	62.8	-9.8%	1,261,794	865,771	-31.4%	1.8146	1.3796	25.84%	44.70%	6.54%	11.47%	12.72%
Center Township	47.2	39.9	-15.4%	922,512	516,854	-44.0%	1.9551	1.2954	24.24%	42.21%	6.54%	11.47%	12.72%
Osgood Town	41.7	35.4	-15.2%	988,064	643,528	-34.9%	2.3687	1.8200	23.40%	46.64%	6.54%	11.47%	12.72%
Delaware Township	65.4	56.5	-13.5%	1,281,210	734,449	-42.7%	1.9592	1.2988	24.19%	42.16%	6.54%	11.47%	12.72%
Franklin Township	100.0	83.4	-16.6%	1,933,165	1,143,390	-40.9%	1.9331	1.3715	22.43%	43.49%	6.54%	11.47%	12.72%
Milan Town-Franklin Township	45.5	40.7	-10.5%	986,861	678,189	-31.3%	2.1710	1.6677	22.12%	46.14%	6.54%	11.47%	12.72%
Jackson Township	43.4	40.2	-7.3%	821,175	484,937	-40.9%	1.8912	1.2052	24.55%	41.73%	6.54%	11.47%	12.72%
Napoleon Town	8.1	6.7	-17.1%	158,735	87,267	-45.0%	1.9567	1.2983	24.68%	43.42%	6.54%	11.47%	12.72%
Johnson Township	88.9	76.9	-13.5%	1,612,614	1,059,478	-34.3%	1.8147	1.3786	25.83%	44.70%	6.54%	11.47%	12.72%
Versailles Town	69.8	61.1	-12.6%	1,512,803	1,099,580	-27.3%	2.1662	1.8005	24.76%	48.37%	6.54%	11.47%	12.72%
Laughery Township-Batesville Sch	66.7	56.8	-14.8%	1,149,379	591,895	-48.5%	1.7228	1.0419	27.59%	44.49%	6.54%	11.47%	12.72%
Laughery Township Jac Cen Del	3.3	3.1	-5.2%	60,498	36,085	-40.4%	1.8512	1.1644	25.01%	42.12%	6.54%	11.47%	12.72%
Batesville City-Laughery Schools	212.3	189.0	-11.0%	4,573,782	2,940,258	-35.7%	2.1539	1.5558	25.44%	47.78%	6.54%	11.47%	12.72%
Otter Creek Township	44.7	39.9	-10.7%	820,569	560,831	-31.7%	1.8362	1.4055	25.64%	44.64%	6.54%	11.47%	12.72%
Holton Town	7.9	6.9	-12.8%	188,159	143,290	-23.8%	2.3915	2.0893	24.35%	50.42%	6.54%	11.47%	12.72%
Shelby Township	38.9	34.4	-11.6%	710,374	479,403	-32.5%	1.8269	1.3948	25.82%	44.94%	6.54%	11.47%	12.72%
Washington Township	81.7	66.2	-19.0%	1,591,873	916,637	-42.4%	1.9486	1.3856	22.39%	43.64%	6.54%	11.47%	12.72%
Milan Town-Washington Township	9.0	7.2	-19.9%	195,596	120,445	-38.4%	2.1790	1.6752	22.11%	46.21%	6.54%	11.47%	12.72%
County Totals/Averages	**1,359.3**	**1,191.2**	**-12.4%**	**26,855,813**	**17,039,234**	**-36.6%**	**1.9758**	**1.4305**	**24.48%**	**44.92%**	**6.54%**	**11.47%**	**12.72%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Ripley County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Ripley County	3,016,367	0	0	0	764	764
Adams Township	51,995	0	0	0	13	13
Brown Township	21,523	0	0	0	2	2
Center Township	76,581	0	0	0	4	4
Delaware Township	17,124	0	0	0	0	0
Franklin Township	25,989	0	0	0	4	4
Jackson Township	12,319	0	0	0	0	0
Johnson Township	39,950	0	0	0	30	30
Laughery Township	25,958	0	0	0	6	6
Otter Creek Township	26,382	0	0	0	7	7
Shelby Township	17,014	0	0	0	5	5
Washington Township	27,246	0	0	0	4	4
Batesville Civil City	1,449,980	0	0	0	280	280
Milan Civil Town	147,560	0	0	0	34	34
Napoleon Civil Town	9,075	0	0	0	1	1
Osgood Civil Town	200,113	0	0	0	75	75
Sunman Civil Town	129,040	0	0	0	0	0
Versailles Civil Town	263,651	0	0	0	397	397
Holton Civil Town	48,714	0	0	0	7	7
Sunman-Dearborn Community School Corporation	1,377,005	0	0	0	477	477
South Ripley Community School Corporation	3,058,844	0	0	0	1,570	1,570
Batesville Community School Corporation	2,737,448	0	0	0	444	444
Jac-Cen-Del Community School Corporation	1,596,681	0	0	0	121	121
Milan Community School Corporation	1,966,596	0	0	0	304	304
Batesville Public Library	262,620	0	0	0	43	43
Osgood Public Library	294,535	0	0	0	39	39
Jac-Cen-Del Fire Territory	0	0	0	0	0	0
Southeastern Indiana Solid Waste Management	145,378	0	0	0	37	37
Total - All Taxing Units	**17,045,688**	**0**	**0**	**0**	**4,667**	**4,667**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

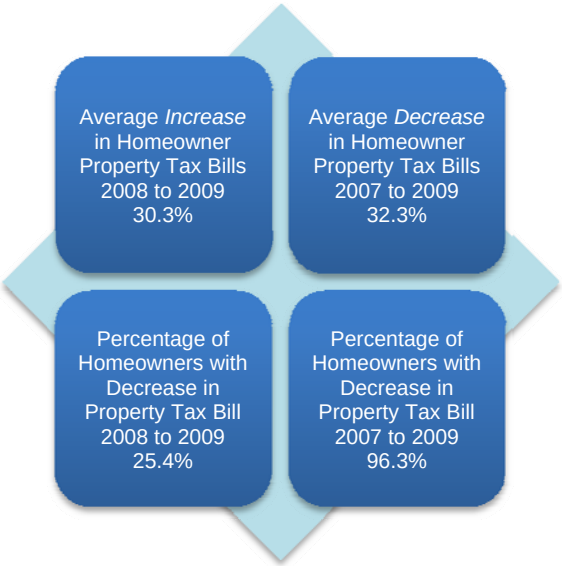
2009 RUSH COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Rush County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	2,175	48.1%	76	1.7%
10% to 19%	551	12.2%	15	0.3%
1% to 9%	610	13.5%	39	0.9%
0%	34	0.8%	36	0.8%
-1% to -9%	496	11.0%	69	1.5%
-10% to -19%	211	4.7%	442	9.8%
-20% to -29%	72	1.6%	970	21.5%
-30% to -39%	37	0.8%	1,065	23.6%
-40% to -49%	50	1.1%	911	20.2%
-50% to -59%	47	1.0%	343	7.6%
-60% to -69%	30	0.7%	180	4.0%
-70% to -79%	29	0.6%	118	2.6%
-80% to -89%	25	0.6%	70	1.5%
-90% to -99%	16	0.4%	51	1.1%
-100%	137	3.0%	135	3.0%
Total	4,520	100.0%	4,520	100.0%
Higher Tax Bill	3,336	73.8%	130	2.9%
No Change	34	0.8%	36	0.8%
Lower Tax Bill	1,150	25.4%	4,354	96.3%
Average Change in Tax Bill	30.3%		-32.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Rush County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-8.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.6%	-30.6%
State PTRC Percentage, 2008	24.7%	20.1%
Total State Homestead Credit, 2008	56.6%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Rush County increased by 30.3%. Rush County saw a smaller-than-average reduction in assessed value in 2009. This resulted in a larger-than-average reduction in tax rates. But Rush County taxpayers saw much higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief more than offset the lower tax rates, resulting in higher tax bills. Rush County did

2009 Property Tax Changes:

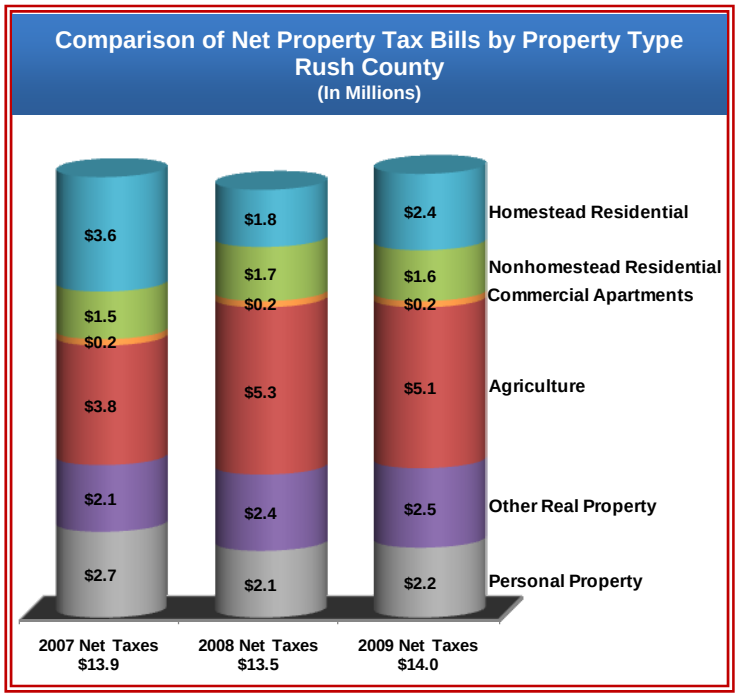
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

not adopt a local option income tax for property tax relief, and few Rush County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Rush County, as they were in most Indiana counties.



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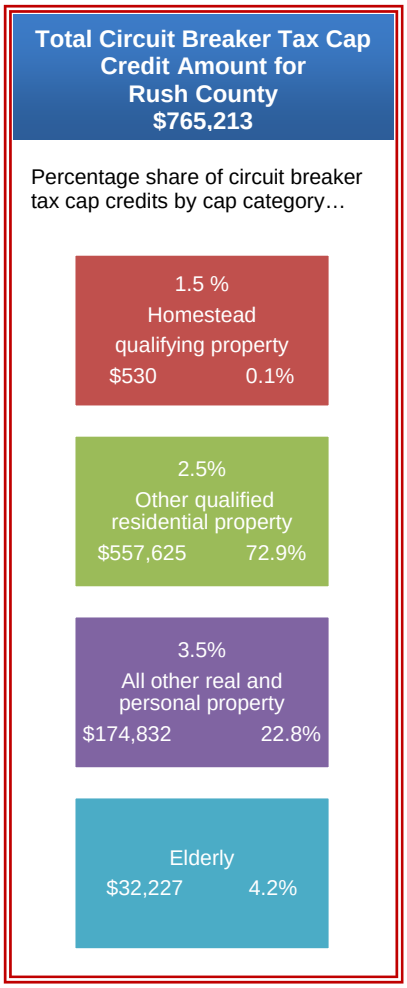


Rush County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$19,520,119***	***$21,589,661***	***$15,245,852***	***10.6%***	***-29.4%***	***6.4%***
State Unit	18,783	20,371	0	8.5%	-100.0%	
Rush County	4,396,088	5,008,758	4,386,937	13.9%	-12.4%	12.7%
Anderson Township	38,942	40,715	41,970	4.6%	3.1%	3.1%
Center Township	28,266	30,448	31,501	7.7%	3.5%	3.5%
Jackson Township	31,356	33,908	34,265	8.1%	1.1%	1.1%
Noble Township	11,589	12,008	12,443	3.6%	3.6%	3.6%
Orange Township	6,590	6,840	7,133	3.8%	4.3%	4.3%
Posey Township	57,404	60,451	61,059	5.3%	1.0%	1.0%
Richland Township	12,417	13,074	13,596	5.3%	4.0%	4.0%
Ripley Township	64,534	67,495	70,061	4.6%	3.8%	3.8%
Rushville Township	59,193	62,531	88,534	5.6%	41.6%	41.6%
Union Township	11,794	12,148	12,837	3.0%	5.7%	5.7%
Walker Township	20,309	17,184	17,496	-15.4%	1.8%	1.8%
Washington Township	33,211	34,290	35,796	3.2%	4.4%	4.4%
Rushville Civil City	3,483,893	3,571,532	3,595,849	2.5%	0.7%	5.3%
Carthage Civil Town	146,749	152,984	155,313	4.2%	1.5%	1.5%
Glenwood Civil Town	35,777	37,733	38,707	5.5%	2.6%	2.6%
Charles A. Beard Memorial School Corporation	1,392,626	1,417,540	735,645	1.8%	-48.1%	-13.0%
Rush County School Corporation	9,445,938	10,761,105	5,572,260	13.9%	-48.2%	3.8%
Carthage-Henry Hensley Public Library	1,759	1,857	1,933	5.6%	4.1%	4.1%
Rushville Public Library	222,901	226,689	235,964	1.7%	4.1%	4.1%
Rush County Solid Waste Management District	0	0	96,553	0.0%	0.0%	0.0%
Rushville Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Rush County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Anderson Township	65.1	60.5	-7.1%	1,335,717	864,381	-35.3%	2.0504	1.4286	26.65%	53.86%	7.86%	19.49%	36.80%
Center Township	54.8	50.9	-7.0%	1,118,830	723,463	-35.3%	2.0434	1.4210	26.65%	53.70%	7.86%	6.07%	11.23%
Jackson Township	33.4	31.9	-4.5%	695,633	464,918	-33.2%	2.0808	1.4561	26.63%	54.43%	7.86%	8.16%	15.03%
Noble Township	46.9	44.7	-4.7%	944,407	619,789	-34.4%	2.0135	1.3872	26.91%	53.79%	7.86%	13.30%	25.28%
Orange Township	53.4	49.1	-8.1%	1,069,201	675,013	-36.9%	2.0007	1.3738	26.94%	53.59%	7.86%	14.35%	28.65%
Posey Township	56.6	52.4	-7.4%	1,185,445	773,151	-34.8%	2.0947	1.4754	26.29%	53.77%	7.86%	8.28%	15.78%
Richland Township	35.4	34.5	-2.6%	717,413	482,640	-32.7%	2.0248	1.3987	26.88%	53.97%	7.86%	19.15%	44.57%
Ripley Township	60.9	53.0	-12.9%	1,532,252	944,599	-38.4%	2.5178	1.7826	23.24%	50.46%	7.86%	1.32%	2.36%
Carthage	19.0	14.3	-25.0%	621,039	402,809	-35.1%	3.2626	2.8226	22.03%	55.32%	7.86%	5.92%	10.66%
Rushville Township	98.0	91.4	-6.8%	1,989,874	1,306,569	-34.3%	2.0301	1.4300	26.84%	53.97%	7.86%	16.55%	29.48%
Rushville City	177.8	146.7	-17.5%	7,145,523	5,535,640	-22.5%	4.0188	3.7741	21.90%	61.23%	7.86%	16.87%	31.62%
Union Township	48.4	47.0	-3.0%	973,819	650,857	-33.2%	2.0118	1.3855	26.92%	53.80%	7.86%	11.52%	21.65%
Glenwood City	3.4	2.9	-15.6%	105,531	78,191	-25.9%	3.1209	2.7402	23.64%	60.01%	7.86%	0.25%	0.50%
Walker Township	46.6	46.0	-1.2%	942,937	643,138	-31.8%	2.0248	1.3973	26.80%	53.75%	7.86%	16.76%	31.73%
Washington Township	40.9	39.8	-2.7%	846,733	576,448	-31.9%	2.0718	1.4494	26.59%	54.15%	7.86%	15.49%	28.62%
Rushville City-Jackson	10.3	13.2	29.0%	413,581	500,153	20.9%	4.0347	3.7832	21.90%	61.32%	7.86%	0.00%	0.00%
County Totals/Averages	**850.9**	**778.2**	**-8.5%**	**21,637,933**	**15,241,759**	**-29.6%**	**2.5436**	**1.9580**	**24.72%**	**56.59%**	**7.86%**	**13.33%**	**25.27%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Rush County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Rush County	4,386,937	79	84,347	26,089	5,665	116,181
Anderson Township	41,970	0	0	0	5	5
Center Township	31,501	0	0	0	5	5
Jackson Township	34,265	0	10	66	5	81
Noble Township	12,443	0	0	0	2	2
Orange Township	7,133	0	0	0	1	1
Posey Township	61,059	0	0	0	22	22
Richland Township	13,596	0	0	0	0	0
Ripley Township	70,061	0	395	0	73	469
Rushville Township	88,534	2	2,302	711	190	3,206
Union Township	12,837	0	19	0	6	25
Walker Township	17,496	0	0	0	4	4
Washington Township	35,796	0	0	0	7	7
Rushville Civil City	3,595,849	316	319,450	104,261	16,048	440,075
Carthage Civil Town	155,313	0	7,383	0	560	7,942
Glenwood Civil Town	38,707	0	1,395	0	297	1,692
Charles A. Beard Memorial School Corporation	735,645	0	7,423	0	970	8,394
Rush County School Corporation	5,572,260	110	111,994	36,290	7,183	155,577
Carthage-Henry Hensley Public Library	1,933	0	92	0	7	99
Rushville Public Library	235,964	21	20,960	6,841	1,053	28,875
Three Rivers Solid Waste Management District	0	0	0	0	0	0
Rush County Solid Waste District	96,553	2	1,854	573	125	2,554
Rushville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**15,245,852**	**530**	**557,625**	**174,832**	**32,227**	**765,213**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

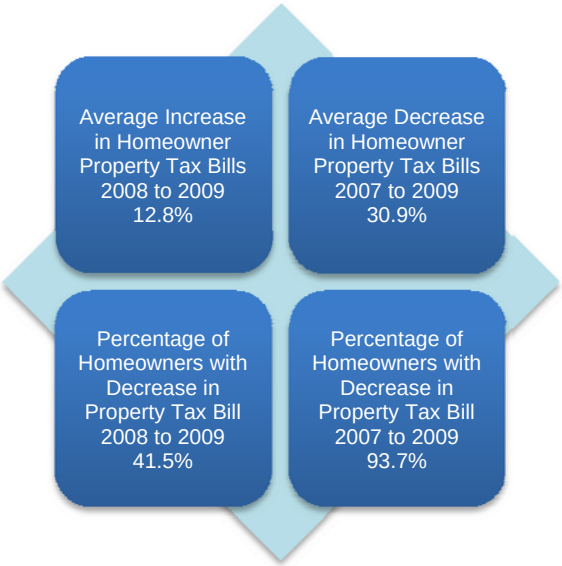
2009 SCOTT COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Scott County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,750	29.2%	164	2.7%
10% to 19%	767	12.8%	51	0.8%
1% to 9%	934	15.6%	80	1.3%
0%	58	1.0%	82	1.4%
-1% to -9%	876	14.6%	204	3.4%
-10% to -19%	603	10.0%	487	8.1%
-20% to -29%	285	4.7%	1,111	18.5%
-30% to -39%	132	2.2%	1,386	23.1%
-40% to -49%	92	1.5%	1,153	19.2%
-50% to -59%	95	1.6%	587	9.8%
-60% to -69%	89	1.5%	201	3.3%
-70% to -79%	61	1.0%	145	2.4%
-80% to -89%	41	0.7%	110	1.8%
-90% to -99%	36	0.6%	78	1.3%
-100%	183	3.0%	163	2.7%
Total	6,002	100.0%	6,002	100.0%
Higher Tax Bill	3,451	57.5%	295	4.9%
No Change	58	1.0%	82	1.4%
Lower Tax Bill	2,493	41.5%	5,625	93.7%
Average Change in Tax Bill	12.8%		-30.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Scott County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-23.7%	-30.6%
State PTRC Percentage, 2008	21.7%	20.1%
Total State Homestead Credit, 2008	40.8%	39.5%
Total State Homestead Credit, 2009	6.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Scott County increased by 12.8%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. In Scott County, local units increased their property tax levies, and this increased homeowner tax bills. Scott County did not adopt a local option income tax for property tax relief, and few Scott County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Scott County, as they were in most Indiana counties.

2009 Property Tax Changes:

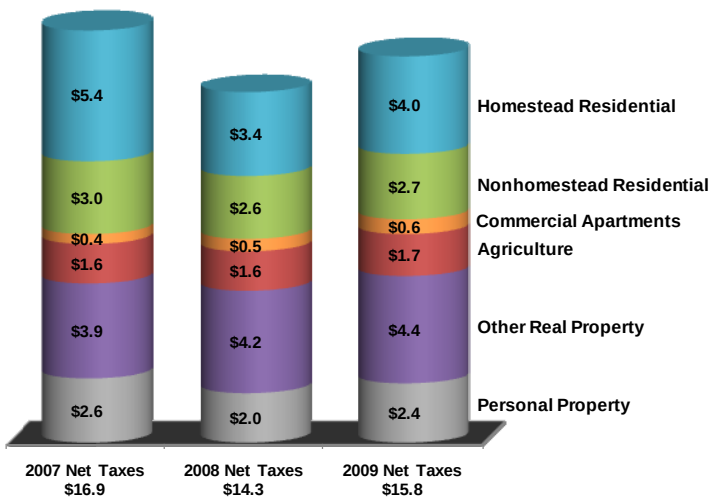
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Scott County
(In Millions)



In Scott County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3.8% increase in average property tax bills. Average tax bills on commercial apartments increased 20.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 6.3% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 4.8%. Personal property, which is largely business equipment, saw a 20.0% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Scott County $136.513

Percentage share of circuit breaker tax cap credits by cap category…

Scott County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$20,751,854***	***$19,566,180***	***$14,916,528***	***-5.7%***	***-23.8%***	***13.2%***
State Unit	16,641	19,389	0	16.5%	-100.0%	
Scott County	5,025,630	4,516,157	3,978,914	-10.1%	-11.9%	9.0%
Finley Township	20,600	21,373	22,227	3.8%	4.0%	4.0%
Jennings Township	126,902	133,069	136,523	4.9%	2.6%	2.6%
Johnson Township	41,014	42,457	44,174	3.5%	4.0%	4.0%
Lexington Township	35,480	36,767	38,175	3.6%	3.8%	3.8%
Vienna Township	87,604	91,074	94,557	4.0%	3.8%	3.8%
Scottsburg Civil City	1,539,824	1,619,723	1,665,743	5.2%	2.8%	2.8%
Austin Civil Town	447,843	463,584	477,991	3.5%	3.1%	3.1%
Scott County District No. 1 School Corporation	3,430,504	2,573,150	2,425,258	-25.0%	-5.7%	77.4%
Scott County District No. 2 School Corporation	9,374,912	9,531,561	5,517,981	1.7%	-42.1%	5.4%
Scott County Public Library	393,147	407,181	423,605	3.6%	4.0%	4.0%
Southeastern Indiana Solid Waste Mgt. District	85,286	88,061	91,380	3.3%	3.8%	3.8%
Scottsburg Redevelopment Commission	102,825	0	0	-100.0%	0.0%	0.0%
Scott County Redevelopment Commission	16,047	12,766	0	-20.4%	-100.0%	-100.0%
Austin Redevelopment Commission	7,595	9,868	0	29.9%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Scott County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Finley Township	57.0	56.1	-1.5%	1,226,784	935,522	-23.7%	2.1525	1.6668	22.29%	39.55%	6.24%	9.98%	14.14%
Jennings Township	90.0	83.2	-7.5%	2,034,328	1,946,270	-4.3%	2.2616	2.3402	23.98%	41.25%	6.24%	9.98%	14.14%
Austin Town	78.0	69.5	-11.0%	2,193,463	2,063,512	-5.9%	2.8110	2.9698	22.36%	44.29%	6.24%	9.98%	14.14%
Johnson Township	68.1	58.2	-14.6%	1,483,794	991,194	-33.2%	2.1773	1.7031	22.21%	39.75%	6.24%	9.98%	14.14%
Lexington Township	109.4	91.1	-16.7%	2,351,091	1,520,686	-35.3%	2.1486	1.6691	22.29%	39.50%	6.24%	9.98%	14.14%
Vienna Township	126.8	113.3	-10.6%	2,731,947	1,897,114	-30.6%	2.1552	1.6745	22.25%	39.50%	6.24%	9.98%	14.14%
Scottsburg City	278.6	237.2	-14.8%	7,544,219	5,567,486	-26.2%	2.7080	2.3467	20.44%	41.75%	6.24%	9.98%	14.14%
County Totals/Averages	**807.9**	**708.6**	**-12.3%**	**19,565,624**	**14,921,785**	**-23.7%**	**2.4219**	**2.1058**	**21.75%**	**40.84%**	**6.24%**	**9.98%**	**14.14%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Scott County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Scott County	3,978,914	5,142	20,066	0	1,052	26,260
Finley Township	22,227	0	0	0	12	12
Jennings Township	136,523	631	2,054	0	62	2,746
Johnson Township	44,174	0	0	0	9	9
Lexington Township	38,175	0	0	0	0	0
Vienna Township	94,557	0	0	0	19	19
Scottsburg Civil City	1,665,743	0	0	0	209	209
Austin Civil Town	477,991	5,069	24,597	0	455	30,121
Scott County District No. 1 School Corporation	2,425,258	14,551	56,807	0	1,374	72,732
Scott County District No. 2 School Corporation	5,517,981	4	0	0	1,001	1,005
Scott County Public Library	423,605	548	2,137	0	112	2,796
Scottsburg City Redevelopment Commission	0	0	0	0	0	0
Southeastern Indiana Solid Waste Management	91,380	118	461	0	24	603
Scottsburg Redevelopment Commission	0	0	0	0	0	0
Scott County Redevelopment Commission	0	0	0	0	0	0
Austin Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**14,916,528**	**26,062**	**106,122**	**0**	**4,328**	**136,513**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

2009 SHELBY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Shelby County

Average Decrease in Homeowner Property Tax Bills 2008 to 2009 3.9%

Average Decrease in Homeowner Property Tax Bills 2007 to 2009 28.4%

Percentage of Homeowners with Decrease in Property Tax Bill 2008 to 2009 61.9%

Percentage of Homeowners with Decrease in Property Tax Bill 2007 to 2009 97.0%

	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	339	3.2%	105	1.0%
10% to 19%	1,661	15.6%	38	0.4%
1% to 9%	2,024	19.0%	124	1.2%
0%	37	0.3%	55	0.5%
-1% to -9%	1,801	16.9%	376	3.5%
-10% to -19%	2,496	23.4%	1,608	15.1%
-20% to -29%	1,190	11.2%	2,895	27.2%
-30% to -39%	446	4.2%	2,535	23.8%
-40% to -49%	142	1.3%	1,699	16.0%
-50% to -59%	114	1.1%	652	6.1%
-60% to -69%	94	0.9%	173	1.6%
-70% to -79%	75	0.7%	128	1.2%
-80% to -89%	52	0.5%	82	0.8%
-90% to -99%	32	0.3%	51	0.5%
-100%	143	1.3%	125	1.2%
Total	10,646	100.0%	10,646	100.0%
Higher Tax Bill	4,024	37.8%	267	2.5%
No Change	37	0.3%	55	0.5%
Lower Tax Bill	6,585	61.9%	10,324	97.0%
Average Change in Tax Bill	-3.9%		-28.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Shelby County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-11.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-33.1%	-30.6%
State PTRC Percentage, 2008	22.9%	20.1%
Total State Homestead Credit, 2008	40.5%	39.5%
Total State Homestead Credit, 2009	7.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Shelby County decreased by 3.9%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Shelby County did not adopt a local option income tax for property tax relief, and few Shelby County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Shelby County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

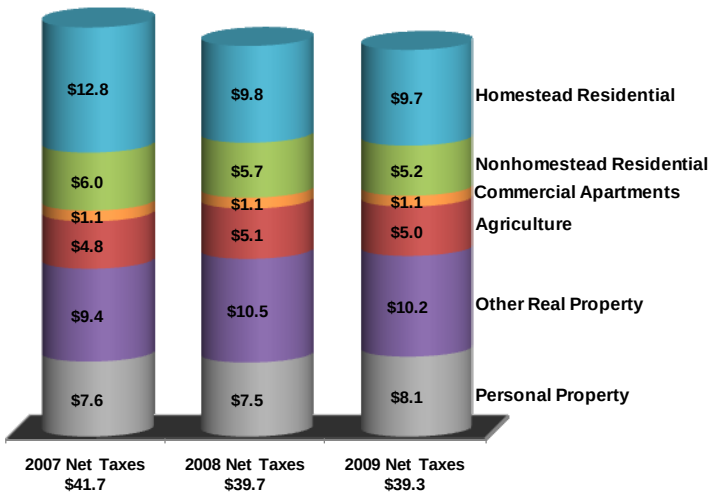
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Shelby County
(In Millions)



In Shelby County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 8.8% decline in average property tax bills. Average tax bills on commercial apartments did not change significantly. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.0% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 2.9%. Personal property, which is largely business equipment, saw an 8.0% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Shelby County
$18,105

Percentage share of circuit breaker tax cap credits by cap category…

Shelby County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$53,553,658***	***$53,132,096***	***$36,149,027***	***-0.8%***	***-32.0%***	***2.2%***
State Unit	52,836	54,057	0	2.3%	-100.0%	
Shelby County	8,662,842	7,486,908	6,772,367	-13.6%	-9.5%	1.0%
Addison Township	70,037	71,815	73,899	2.5%	2.9%	2.9%
Brandywine Township	61,028	61,379	91,181	0.6%	48.6%	48.6%
Hanover Township	61,674	62,095	62,524	0.7%	0.7%	0.7%
Hendricks Township	18,734	19,325	20,314	3.2%	5.1%	5.1%
Jackson Township	16,864	17,144	18,273	1.7%	6.6%	6.6%
Liberty Township	22,304	19,886	19,865	-10.8%	-0.1%	-0.1%
Marion Township	33,344	34,853	36,341	4.5%	4.3%	4.3%
Moral Township	116,647	204,811	167,060	75.6%	-18.4%	-18.4%
Noble Township	29,815	29,520	29,965	-1.0%	1.5%	1.5%
Shelby Township	59,416	58,180	61,026	-2.1%	4.9%	4.9%
Sugar Creek Township	35,282	35,328	35,834	0.1%	1.4%	1.4%
Union Township	27,407	27,372	26,932	-0.1%	-1.6%	-1.6%
Van Buren Township	51,750	53,229	55,343	2.9%	4.0%	4.0%
Washington Township	24,082	25,017	26,053	3.9%	4.1%	4.1%
Shelbyville Civil City	8,597,292	9,007,172	8,704,942	4.8%	-3.4%	1.3%
St. Paul Civil Town	3,970	17,308	18,761	336.0%	8.4%	8.4%
Edinburgh Civil Town	97,555	186,045	92,794	90.7%	-50.1%	-50.1%
Morristown Civil Town	241,157	237,911	258,848	-1.3%	8.8%	8.8%
Decatur County Community School Corporation	48,714	47,387	16,373	-2.7%	-65.4%	-23.0%
Shelby Eastern School Corporation	8,804,368	8,909,418	4,916,427	1.2%	-44.8%	29.8%
Northwestern Consolidated School Corporation	5,376,192	5,205,630	2,708,987	-3.2%	-48.0%	18.3%
Southwestern Consolidated Shelby County	3,078,485	3,284,215	1,888,528	6.7%	-42.5%	9.0%
Shelbyville Central School Corporation	17,293,827	17,232,121	9,328,047	-0.4%	-45.9%	-9.6%
Shelbyville-Shelby County Public Library	501,939	527,057	559,616	5.0%	6.2%	6.2%
Shelby County Solid Waste Management District	147,499	153,162	158,727	3.8%	3.6%	3.6%
Morristown Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Shelbyville Redevelopment Commission	18,598	63,751	0	242.8%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Shelby County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Addison Township	120.4	101.8	-15.5%	2,386,417	1,357,451	-43.1%	1.9813	1.3333	23.39%	37.38%	7.28%	0.00%	0.00%
Shelbyville City-Addison Towns	835.7	772.4	-7.6%	24,803,223	17,920,157	-27.8%	2.9681	2.3202	20.35%	42.15%	7.28%	0.00%	0.00%
Brandywine Township	95.3	78.7	-17.4%	1,488,654	898,817	-39.6%	1.5619	1.1421	30.15%	43.88%	7.28%	0.00%	0.00%
Shelbyville City-Brandywine To	69.1	71.6	3.7%	1,750,510	1,485,826	-15.1%	2.5351	2.0759	24.15%	47.13%	7.28%	0.00%	0.00%
Hanover Township	86.7	72.8	-16.1%	2,051,508	1,193,451	-41.8%	2.3659	1.6396	22.11%	35.77%	7.28%	0.00%	0.00%
Morristown Town	56.4	48.2	-14.6%	1,543,623	1,019,156	-34.0%	2.7380	2.1164	21.83%	40.01%	7.28%	0.00%	0.00%
Hendricks Township	79.5	70.0	-11.9%	1,364,188	890,276	-34.7%	1.7156	1.2713	27.48%	42.22%	7.28%	0.00%	0.00%
Jackson Township	96.2	84.0	-12.6%	1,642,305	1,061,220	-35.4%	1.7080	1.2632	27.51%	42.12%	7.28%	0.00%	0.00%
Liberty Township	76.6	69.7	-9.0%	1,779,503	1,105,720	-37.9%	2.3239	1.5874	22.32%	35.65%	7.28%	0.00%	0.00%
Marion Township	84.9	70.4	-17.1%	1,689,269	947,378	-43.9%	1.9904	1.3466	23.32%	37.37%	7.28%	0.00%	0.00%
Moral Township	240.1	191.1	-20.4%	3,842,016	2,161,382	-43.7%	1.5999	1.1309	29.39%	42.97%	7.28%	0.00%	0.00%
Noble Township	70.0	63.2	-9.6%	1,636,346	1,014,513	-38.0%	2.3389	1.6048	22.19%	35.55%	7.28%	0.00%	0.00%
St. Paul Town-Decatur Co. Scho	3.9	3.0	-25.1%	74,684	39,996	-46.4%	1.8916	1.3524	27.65%	45.49%	7.28%	0.00%	0.00%
Shelby Township-East	33.2	31.9	-3.9%	786,459	522,920	-33.5%	2.3671	1.6378	22.10%	35.76%	7.28%	0.00%	0.00%
Shelby Township-West	50.5	45.2	-10.5%	1,021,480	623,113	-39.0%	2.0237	1.3797	23.14%	37.53%	7.28%	0.00%	0.00%
Sugar Creek Township	74.9	69.0	-7.9%	1,165,751	755,273	-35.2%	1.5567	1.0947	30.36%	44.32%	7.28%	0.00%	0.00%
Union Township	61.5	58.8	-4.3%	1,441,345	944,527	-34.5%	2.3428	1.6050	22.24%	35.73%	7.28%	0.00%	0.00%
Van Buren Township	84.7	74.6	-12.0%	2,000,995	1,218,969	-39.1%	2.3615	1.6340	22.18%	35.86%	7.28%	0.00%	0.00%
Washington Township	67.3	61.7	-8.4%	1,164,109	792,531	-31.9%	1.7290	1.2848	27.33%	42.19%	7.28%	0.00%	0.00%
St. Paul Town-Shelby Eastern S	2.3	1.9	-18.4%	59,872	36,752	-38.6%	2.5993	1.9561	21.96%	38.65%	7.28%	0.00%	0.00%
Shelbyville Shelby West	6.4	5.1	-20.1%	189,262	118,476	-37.4%	2.9792	2.3340	20.35%	42.24%	7.28%	0.00%	0.00%
Shelbyville City-Marion Townsh	36.5	26.4	-27.6%	1,086,057	616,081	-43.3%	2.9759	2.3316	20.33%	42.17%	7.28%	0.00%	0.00%
Edinburg Town-Jackson Township	6.6	5.6	-15.1%	235,933	180,595	-23.5%	3.5482	3.1988	21.80%	50.07%	7.28%	0.00%	0.00%
Shelbyville Shelby East	0.0	0.1	71.3%	974	1,301	33.7%	3.3226	2.5921	19.90%	40.51%	7.28%	0.00%	0.00%
County Totals/Averages	**2,338.7**	**2,077.0**	**-11.2%**	**55,204,483**	**36,905,884**	**-33.1%**	**2.3589**	**1.7764**	**22.92%**	**40.52%**	**7.28%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Shelby County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Shelby County	6,772,367	428	1,049	0	963	2,440
Addison Township	73,899	3	0	0	4	8
Brandywine Township	91,181	0	0	0	43	43
Hanover Township	62,524	0	0	0	0	0
Hendricks Township	20,314	0	0	0	1	1
Jackson Township	18,273	8	38	0	11	57
Liberty Township	19,865	0	0	0	3	3
Marion Township	36,341	0	0	0	1	1
Moral Township	167,060	0	0	0	70	70
Noble Township	29,965	0	0	0	0	0
Shelby Township	61,026	0	0	0	6	7
Sugar Creek Township	35,834	0	0	0	4	4
Union Township	26,932	0	0	0	0	0
Van Buren Township	55,343	0	0	0	0	0
Washington Township	26,053	0	0	0	0	0
Shelbyville Civil City	8,704,942	620	16	0	881	1,517
St. Paul Civil Town	18,761	0	0	0	0	0
Edinburgh Civil Town	92,794	1,312	6,106	0	0	7,418
Morristown Civil Town	258,848	0	0	0	0	0
Fairland Civil Town	0	0	0	0	0	0
Decatur County Community School Corporation	16,373	0	0	0	0	0
Shelby Eastern School Corporation	4,916,427	0	18	0	122	141
Northwestern Consolidated School Corporation	2,708,987	0	0	0	864	864
Southwestern Consolidated Shelby County	1,888,528	589	2,742	0	489	3,821
Shelbyville Central School Corporation	9,328,047	570	0	0	883	1,453
Shelbyville-Shelby County Public Library	559,616	35	87	0	80	202
Shelby County Solid Waste	158,727	10	25	0	23	57
Morristown Redevelopment Commission	0	0	0	0	0	0
Shelbyville Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**36,149,027**	**3,577**	**10,080**	**0**	**4,449**	**18,105**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

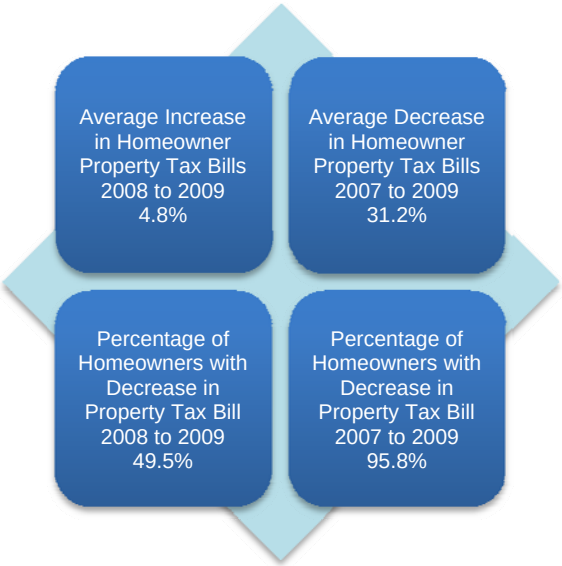
2009 SPENCER COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Spencer County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	369	6.7%	119	2.2%
10% to 19%	677	12.4%	25	0.5%
1% to 9%	1,677	30.6%	44	0.8%
0%	44	0.8%	40	0.7%
-1% to -9%	811	14.8%	78	1.4%
-10% to -19%	994	18.2%	182	3.3%
-20% to -29%	432	7.9%	1,070	19.5%
-30% to -39%	96	1.8%	1,997	36.5%
-40% to -49%	58	1.1%	1,110	20.3%
-50% to -59%	45	0.8%	435	7.9%
-60% to -69%	49	0.9%	81	1.5%
-70% to -79%	45	0.8%	60	1.1%
-80% to -89%	27	0.5%	57	1.0%
-90% to -99%	20	0.4%	44	0.8%
-100%	132	2.4%	134	2.4%
Total	5,476	100.0%	5,476	100.0%
Higher Tax Bill	2,723	49.7%	188	3.4%
No Change	44	0.8%	40	0.7%
Lower Tax Bill	2,709	49.5%	5,248	95.8%
Average Change in Tax Bill	4.8%		-31.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Spencer County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-37.1%	-30.6%
State PTRC Percentage, 2008	23.1%	20.1%
Total State Homestead Credit, 2008	43.0%	39.5%
Total State Homestead Credit, 2009	7.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Spencer County increased by 4.8%. Spencer County's net assessed value fell by more than the state average, which caused a smaller-than-average decrease in tax rates. In addition, Spencer County taxpayers saw a higher-than-average state property tax replacement and state homestead credit rate in 2008. The smaller reduction in tax rates and the loss of this added tax relief increased homestead tax bills by an amount

2009 Property Tax Changes:

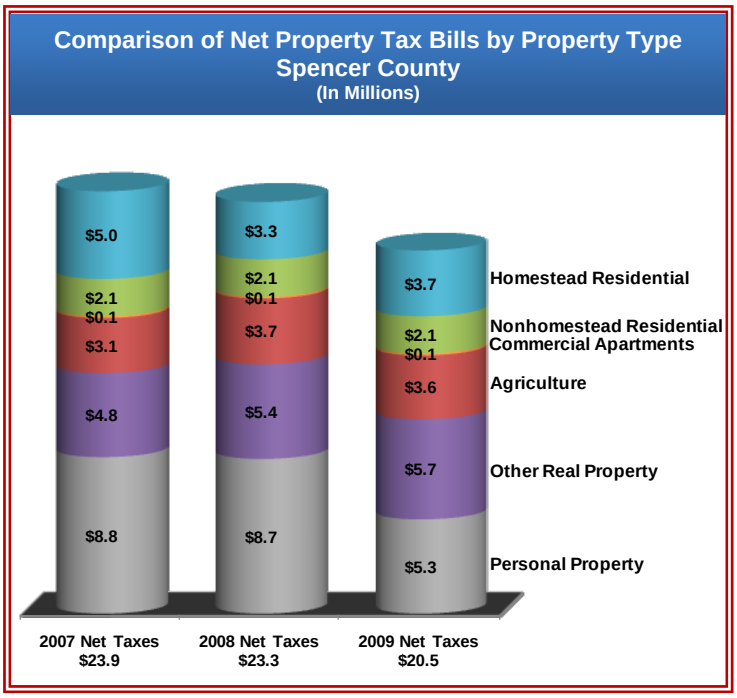
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

higher than the state average. Spencer County did not adopt a local option income tax for property tax relief, and only a few elderly Spencer County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Spencer County, as they were in almost all Indiana counties.

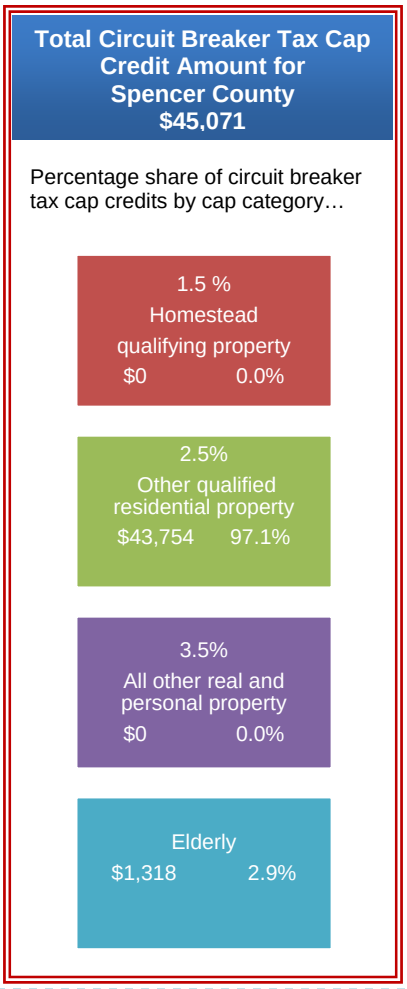


In Spencer County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw no significant change in average property tax bills. Tax bills on commercial apartments decreased 44.4% Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.7% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 5.6%. Personal property, which is largely business equipment, saw a 39.1% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Spencer County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$29,337,539***	***$30,689,358***	***$19,332,841***	***4.6%***	***-37.0%***	***-5.6%***
State Unit	28,872	31,188	0	8.0%	-100.0%	
Spencer County	6,475,766	7,000,341	5,777,014	8.1%	-17.5%	-7.2%
Carter Township	23,247	24,060	24,507	3.5%	1.9%	1.9%
Clay Township	36,719	38,030	39,454	3.6%	3.7%	3.7%
Grass Township	47,972	72,923	72,213	52.0%	-1.0%	-1.0%
Hammond Township	27,927	30,792	32,021	10.3%	4.0%	4.0%
Harrison Township	25,275	25,872	26,666	2.4%	3.1%	3.1%
Huff Township	14,699	15,214	15,378	3.5%	1.1%	1.1%
Jackson Township	18,067	19,408	17,890	7.4%	-7.8%	-7.8%
Luce Township	225,604	238,113	237,888	5.5%	-0.1%	-0.1%
Ohio Township	299,767	255,275	215,375	-14.8%	-15.6%	-15.6%
Rockport Civil City	486,665	497,612	472,480	2.2%	-5.1%	-5.1%
Chrisney Civil Town	40,482	41,798	43,654	3.3%	4.4%	4.4%
Dale Civil Town	232,726	241,196	243,169	3.6%	0.8%	0.8%
Gentryville Civil Town	20,722	20,638	21,800	-0.4%	5.6%	5.6%
Grandview Civil Town	67,779	70,995	73,865	4.7%	4.0%	4.0%
Santa Claus Civil Town	528,650	544,628	566,419	3.0%	4.0%	4.0%
North Spencer County School Corporation	8,759,469	9,245,405	5,270,641	5.5%	-43.0%	9.0%
South Spencer County School Corporation	10,334,453	10,582,084	4,498,726	2.4%	-57.5%	-19.7%
Spencer County Public Library	833,871	853,018	831,849	2.3%	-2.5%	-2.5%
Lincoln Heritage Public Library	434,084	448,879	462,705	3.4%	3.1%	3.1%
Carter Fire Protection District	86,002	89,108	90,593	3.6%	1.7%	1.7%
Spencer County Solid Waste Mgt. District	288,721	302,781	298,534	4.9%	-1.4%	-1.4%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Spencer County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Carter Township	65.9	60.6	-8.1%	1,493,115	1,024,747	-31.4%	2.2650	1.6908	23.70%	42.15%	7.10%	4.38%	4.16%
Dale Town	61.0	56.2	-7.9%	1,623,206	1,193,370	-26.5%	2.6603	2.1235	22.59%	44.74%	7.10%	4.96%	4.94%
Santa Claus Town-Carter Township	42.5	46.3	9.0%	1,063,719	912,226	-14.2%	2.5030	1.9684	22.67%	42.96%	7.10%	4.56%	4.50%
Clay Township	31.0	29.0	-6.3%	692,066	481,634	-30.4%	2.2339	1.6584	23.71%	41.66%	7.10%	4.27%	4.01%
Santa Claus Town-Clay Township	133.7	112.4	-15.9%	3,347,923	2,218,056	-33.7%	2.5049	1.9730	22.63%	42.89%	7.10%	4.55%	4.48%
Grass Township	59.5	57.4	-3.5%	1,366,777	986,397	-27.8%	2.2983	1.7191	23.08%	41.06%	7.10%	4.14%	3.88%
Chrisney Town	9.5	8.6	-9.6%	251,490	183,426	-27.1%	2.6525	2.1408	22.49%	44.39%	7.10%	4.88%	4.89%
Hammond Township-North	26.3	24.7	-6.2%	600,244	428,239	-28.7%	2.2785	1.7334	23.97%	43.09%	7.10%	4.59%	4.47%
Hammond Township-South	16.3	15.2	-6.9%	367,299	252,931	-31.1%	2.2556	1.6688	23.78%	42.71%	7.10%	4.51%	4.43%
Grandview Town	14.9	11.8	-20.9%	403,873	267,666	-33.7%	2.7147	2.2748	22.50%	45.56%	7.10%	5.15%	5.38%
Harrison Township	81.0	75.0	-7.4%	1,791,461	1,224,656	-31.6%	2.2124	1.6337	23.88%	41.73%	7.10%	4.29%	4.02%
Santa Claus Town-Harrison Town	0.6	0.8	42.4%	14,272	16,014	12.2%	2.5123	1.9795	22.64%	43.02%	7.10%	4.58%	4.52%
Huff Township	62.4	60.2	-3.4%	1,374,826	978,041	-28.9%	2.2050	1.6239	23.90%	41.64%	7.10%	4.27%	3.99%
Jackson Township	23.8	23.3	-2.2%	536,188	388,108	-27.6%	2.2502	1.6653	23.75%	42.03%	7.10%	4.36%	4.10%
Gentryville Town	4.1	3.2	-20.3%	111,931	75,664	-32.4%	2.7589	2.3393	21.65%	43.39%	7.10%	4.66%	4.72%
Luce Township	87.0	77.2	-11.2%	2,149,022	1,474,755	-31.4%	2.4711	1.9102	22.42%	42.33%	7.10%	4.42%	4.42%
Ohio Township	537.1	368.4	-31.4%	12,048,651	6,107,992	-49.3%	2.2433	1.6582	23.77%	42.47%	7.10%	4.45%	4.36%
Rockport City	43.2	38.8	-10.3%	1,454,948	1,102,767	-24.2%	3.3678	2.8442	21.25%	48.09%	7.10%	5.71%	5.88%
County Totals/Averages	**1,299.6**	**1,069.1**	**-17.7%**	**30,691,013**	**19,316,689**	**-37.1%**	**2.3617**	**1.8068**	**23.10%**	**42.96%**	**7.10%**	**4.56%**	**4.46%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Spencer County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Spencer County	5,777,014	0	8,305	0	340	8,645
Carter Township	24,507	0	0	0	2	2
Clay Township	39,454	0	0	0	0	0
Grass Township	72,213	0	0	0	0	0
Hammond Township	32,021	0	0	0	0	0
Harrison Township	26,666	0	0	0	4	4
Huff Township	15,378	0	0	0	0	0
Jackson Township	17,890	0	0	0	0	0
Luce Township	237,888	0	0	0	4	4
Ohio Township	215,375	0	354	0	12	365
Rockport Civil City	472,480	0	18,753	0	221	18,974
Chrisney Civil Town	43,654	0	0	0	0	0
Dale Civil Town	243,169	0	0	0	13	13
Gentryville Civil Town	21,800	0	0	0	0	0
Grandview Civil Town	73,865	0	0	0	0	0
Santa Claus Civil Town	566,419	0	0	0	52	52
North Spencer County School Corporation	5,270,641	0	0	0	282	282
South Spencer County School Corporation	4,498,726	0	13,527	0	291	13,818
Grandview Public Library	0	0	0	0	0	0
Rockport Public Library	0	0	0	0	0	0
Spencer County Contractual Library	0	0	0	0	0	0
Spencer County Public Library	831,849	0	2,386	0	51	2,437
Lincoln Heritage Public Library	462,705	0	0	0	26	26
Carter Fire Protection District	90,593	0	0	0	2	2
Spencer County Solid Waste Management District	298,534	0	429	0	18	446
Total - All Taxing Units	**19,332,841**	**0**	**43,754**	**0**	**1,318**	**45,071**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

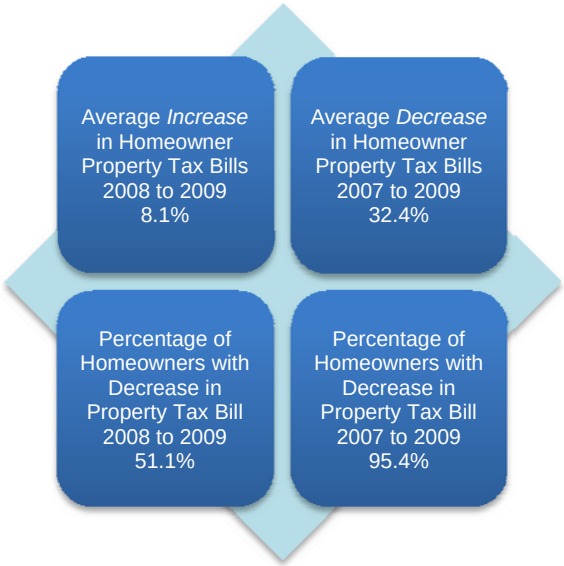
2009 St. Joseph County Property Tax Report

with comparisons to 2007 and 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
St. Joseph County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	15,977	24.5%	728	1.1%
10% to 19%	6,840	10.5%	407	0.6%
1% to 9%	8,695	13.3%	1,540	2.4%
0%	367	0.6%	350	0.5%
-1% to -9%	19,927	30.6%	2,788	4.3%
-10% to -19%	5,937	9.1%	5,066	7.8%
-20% to -29%	2,614	4.0%	10,554	16.2%
-30% to -39%	1,029	1.6%	17,868	27.4%
-40% to -49%	647	1.0%	17,358	26.6%
-50% to -59%	632	1.0%	3,739	5.7%
-60% to -69%	522	0.8%	1,383	2.1%
-70% to -79%	370	0.6%	1,052	1.6%
-80% to -89%	266	0.4%	710	1.1%
-90% to -99%	186	0.3%	406	0.6%
-100%	1142	1.8%	1202	1.8%
Total	65,151	100.0%	65,151	100.0%
Higher Tax Bill	31,512	48.4%	2,675	4.1%
No Change	367	0.6%	350	0.5%
Lower Tax Bill	33,272	51.1%	62,126	95.4%
Average Change in Tax Bill	8.1%		-32.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	St. Joseph County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-15.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-27.8%	-30.6%
State PTRC Percentage, 2008	17.3%	20.1%
Total State Homestead Credit, 2008	42.6%	39.5%
Total State Homestead Credit, 2009	7.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in St. Joseph County increased by 8.1%. The school general fund and county welfare levies were a smaller share of St. Joseph County's levy in 2008, so their elimination reduced St. Joseph County tax rates by less than the state average. St. Joseph County taxpayers also saw a higher-than-average state homestead credit rate in 2008, which dropped to near the state average in 2009. This loss of tax relief added to the

2009 Property Tax Changes:

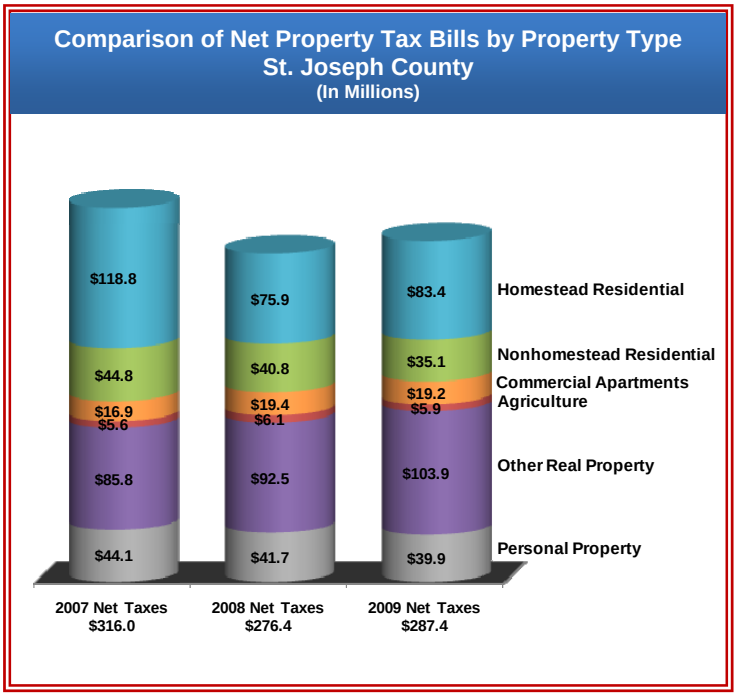
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

increase in homeowner tax bills. St. Joseph County did not adopt a local option income tax for property tax relief for 2009, and few St. Joseph County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in St. Joseph County, as they were in almost all Indiana counties.



In St. Joseph County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 14.0% decline in average property tax bills. Average tax bills on commercial apartments decreased 1.0%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 3.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 12.3%. Personal property, which is largely business equipment, saw a 4.3% decrease in average tax bills.

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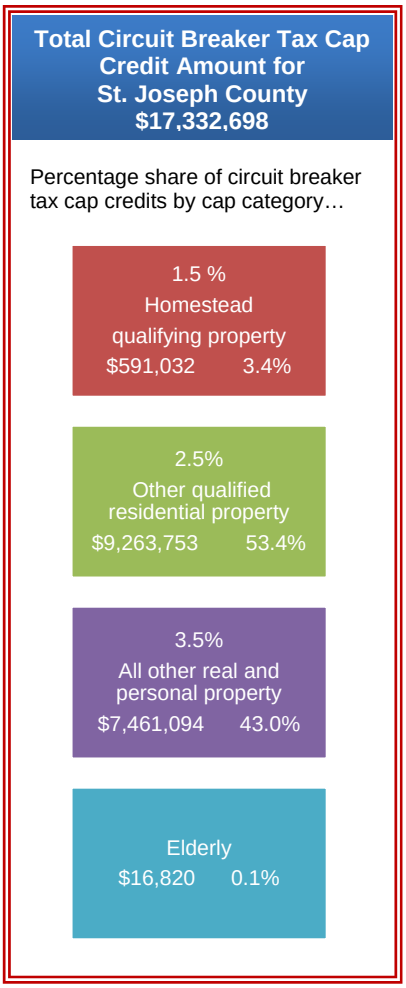


St. Joseph County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$376,825,046***	***$363,727,175***	***$263,273,465***	***-3.5%***	***-27.6%***	***-3.2%***
State Unit	243,678	239,157	0	-1.9%	-100.0%	
St. Joseph County	88,444,823	75,493,842	47,852,324	-14.6%	-36.6%	-3.7%
Centre Township	343,248	416,059	54,050	21.2%	-87.0%	-87.0%
Clay Township	3,078,853	3,634,130	2,958,851	18.0%	-18.6%	-18.6%
German Township	364,630	226,006	110,177	-38.0%	-51.3%	-51.3%
Greene Township	82,350	88,443	35,493	7.4%	-59.9%	-59.9%
Harris Township	1,713,943	2,034,231	1,148,895	18.7%	-43.5%	-43.5%
Liberty Township	191,985	227,912	221,122	18.7%	-3.0%	-3.0%
Lincoln Township	119,833	168,358	147,757	40.5%	-12.2%	-12.2%
Madison Township	89,789	99,117	102,146	10.4%	3.1%	3.1%
Olive Township	251,949	255,377	257,077	1.4%	0.7%	0.7%
Penn Township	1,429,723	1,666,023	1,789,143	16.5%	7.4%	7.4%
Portage Township	950,313	1,398,649	2,974,664	47.2%	112.7%	112.7%
Union Township	216,963	188,409	189,092	-13.2%	0.4%	0.4%
Warren Township	345,825	356,798	360,170	3.2%	0.9%	0.9%
South Bend Civil City	64,026,014	66,534,282	64,546,050	3.9%	-3.0%	3.7%
Mishawaka Civil City	23,331,502	24,580,481	23,019,485	5.4%	-6.4%	0.4%
Indian Village Civil Town	857	0	0	-100.0%		
Lakeville Civil Town	114,689	143,062	148,134	24.7%	3.5%	3.5%
New Carlisle Civil Town	1,126,849	1,189,325	1,383,582	5.5%	16.3%	16.3%
North Liberty Civil Town	381,390	375,273	385,540	-1.6%	2.7%	2.7%
Osceola Civil Town	207,403	215,118	220,466	3.7%	2.5%	2.5%
Roseland Civil Town	236,149	242,806	242,759	2.8%	0.0%	0.0%
Walkerton Civil Town	816,242	839,486	924,378	2.8%	10.1%	10.1%
New Prairie United School Corporation	4,657,971	4,502,250	2,851,045	-3.3%	-36.7%	15.0%
John Glenn School Corporation	4,570,607	3,788,202	2,206,235	-17.1%	-41.8%	10.7%
Penn-Harris-Madison-School Corporation	48,665,180	46,565,548	26,721,039	-4.3%	-42.6%	-4.0%
Mishawaka City School Corporation	15,637,323	15,101,376	7,977,878	-3.4%	-47.2%	-16.1%
South Bend Community School Corporation	87,249,226	84,643,634	49,142,748	-3.0%	-41.9%	-9.3%
Union-North United School Corporation	2,162,458	2,055,234	896,417	-5.0%	-56.4%	-12.0%
Mishawaka Public Library	4,429,746	3,448,888	4,221,955	-22.1%	22.4%	22.4%
New Carlisle Public Library	922,620	933,595	1,028,517	1.2%	10.2%	10.2%
Walkerton Public Library	78,194	80,533	65,705	3.0%	-18.4%	-18.4%
St. Joseph County Public Library	11,647,378	12,819,840	11,283,077	10.1%	-12.0%	-12.0%
St. Joseph Airport	2,812,446	2,909,741	2,967,130	3.5%	2.0%	2.0%
South Bend Public Transportation	3,935,069	3,759,495	3,342,036	-4.5%	-11.1%	-11.1%
St. Joe Solid Waste Management District	1,195,582	1,580,471	1,498,328	32.2%	-5.2%	-5.2%
South Bend Redevelopment Commission	0	0	0	0.0%		
Mishawaka Redevelopment Commission	0	0	0	0.0%		
South Bend Redevelopement Commission	752,246	926,024	0	23.1%	-100.0%	-100.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

St. Joseph County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Centre Township	272.8	203.3	-25.5%	7,349,369	4,607,219	-37.3%	2.6945	2.2658	17.58%	39.57%	7.32%	7.03%	6.03%
South Bend-Centre	388.1	326.0	-16.0%	19,262,607	14,397,031	-25.3%	4.9628	4.4165	16.90%	48.13%	7.32%	10.59%	11.36%
Clay Township	1262.6	1055.4	-16.4%	35,230,697	22,078,159	-37.3%	2.7904	2.0920	17.06%	39.09%	7.32%	6.83%	7.19%
South Bend-Clay	119.5	101.4	-15.1%	5,943,550	4,492,408	-24.4%	4.9741	4.4297	16.90%	48.13%	7.32%	10.59%	11.36%
Mishawaka-Clay	185.1	153.4	-17.1%	7,742,390	5,554,862	-28.3%	4.1821	3.6214	16.71%	45.37%	7.32%	9.44%	10.22%
Indian Village (Clay)	5.5	4.1	-25.9%	153,697	85,407	-44.4%	2.7811	2.0853	17.12%	39.15%	7.32%	6.85%	7.22%
Roseland (Clay)	50.9	51.2	0.6%	1,659,807	1,311,526	-21.0%	3.2592	2.5610	16.69%	41.29%	7.32%	7.74%	8.30%
German Township	215.2	164.4	-23.6%	6,129,864	3,454,776	-43.6%	2.8483	2.1017	16.71%	38.68%	7.32%	6.66%	7.15%
South Bend-German	302.1	294.0	-2.7%	15,008,449	13,003,280	-13.4%	4.9685	4.4232	16.91%	48.15%	7.32%	10.60%	11.37%
Greene Township	174.1	140.7	-19.2%	4,533,409	3,209,973	-29.2%	2.6036	2.2807	17.99%	39.81%	7.32%	7.13%	6.11%
Harris Township	1256.1	911.8	-27.4%	33,596,560	18,526,917	-44.9%	2.6746	2.0320	18.50%	38.19%	7.32%	6.45%	5.99%
Lincoln Township	42.4	36.1	-15.0%	1,115,141	741,921	-33.5%	2.6282	2.0577	19.41%	39.31%	7.32%	6.92%	6.71%
Walkerton (Lincoln)	80.5	74.7	-7.2%	2,788,737	2,422,702	-13.1%	3.4636	3.2430	18.76%	44.37%	7.32%	9.03%	9.23%
Madison Township	119.7	113.0	-5.6%	2,993,391	2,094,462	-30.0%	2.5015	1.8538	19.29%	38.30%	7.32%	6.50%	5.73%
Olive Township	147.7	116.5	-21.1%	4,210,383	2,649,517	-37.1%	2.8511	2.2739	19.54%	39.93%	7.32%	7.18%	6.91%
New Carlisle (Olive)	137.6	142.9	3.8%	4,955,770	4,456,385	-10.1%	3.6018	3.1192	16.59%	38.32%	7.32%	6.51%	6.26%
Mishawaka(Penn)-PHM School	467.5	422.7	-9.6%	19,404,512	15,572,068	-19.8%	4.1509	3.6840	17.45%	44.91%	7.32%	9.25%	9.43%
Mishawaka-Penn	909.6	736.0	-19.1%	37,897,318	26,490,299	-30.1%	4.1666	3.5993	16.00%	43.13%	7.32%	8.51%	9.16%
Portage Township	115.1	111.4	-3.2%	3,335,684	2,662,147	-20.2%	2.8975	2.3898	16.67%	38.94%	7.32%	6.77%	5.83%
South Bend (Portage)	2082.5	1873.9	-10.0%	104,191,536	83,570,244	-19.8%	5.0031	4.4598	16.82%	48.01%	7.32%	10.54%	11.31%
Union Township	134.9	108.7	-19.4%	3,310,543	1,918,618	-42.0%	2.4541	1.7643	21.86%	42.51%	7.32%	8.25%	8.47%
Lakeville (Union)	23.5	27.9	18.7%	728,567	708,197	-2.8%	3.1017	2.5392	20.58%	45.73%	7.32%	9.59%	10.30%
Warren Township	326.1	276.0	-15.4%	8,679,292	5,493,219	-36.7%	2.6617	1.9904	17.81%	39.86%	7.32%	7.15%	7.46%
Osceola (Penn)	75.4	61.6	-18.3%	2,132,044	1,421,367	-33.3%	2.8268	2.3056	18.77%	40.26%	7.32%	7.32%	7.06%
Penn Township-PHM School	851.8	661.1	-22.4%	22,685,377	13,868,640	-38.9%	2.6632	2.0979	18.65%	38.46%	7.32%	6.56%	5.86%
Penn-Mishawaka School	10.9	9.3	-14.3%	291,736	187,960	-35.6%	2.6789	2.0132	16.39%	35.89%	7.32%	5.49%	5.23%
South Bend-Penn	77.3	67.9	-12.1%	3,820,126	3,051,961	-20.1%	4.9429	4.4923	17.52%	47.77%	7.32%	10.44%	10.70%
Liberty Township	101.2	85.0	-16.0%	2,668,828	1,777,333	-33.4%	2.6376	2.0919	19.90%	40.66%	7.32%	7.48%	7.49%
North Liberty (Liberty)	38.1	36.8	-3.4%	1,370,908	1,213,212	-11.5%	3.5955	3.2929	18.82%	45.27%	7.32%	9.40%	10.08%
Mishawaka-Harris	56.9	76.3	34.2%	2,348,286	2,787,736	18.7%	4.1292	3.6528	17.50%	44.94%	7.32%	9.26%	9.46%
South Bend (Warren)	6.6	5.7	-12.8%	326,430	253,668	-22.3%	4.9805	4.4376	0.00%	22.70%	7.32%	0.00%	9.65%
S. Bend Penn PHM Annex #1	1.9	0.0	-100.0%	81,923	0	-100.0%	4.3830	0.0000	17.52%	47.77%	0.00%	10.44%	0.00%
County Totals/Averages	**10,039.1**	**8,449.2**	**-15.8%**	**365,946,928**	**264,063,216**	**-27.8%**	**3.6501**	**3.1322**	**17.32%**	**42.65%**	**7.32%**	**8.31%**	**8.59%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

St. Joseph County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
St. Joseph County	47,852,324	78,991	1,249,491	694,288	2,457	2,025,228
Centre Township	54,050	102	1,217	1,654	11	2,984
Clay Township	2,958,851	12	2,284	1,344	3	3,642
German Township	110,177	19	471	3,705	3	4,198
Greene Township	35,493	0	0	0	1	1
Harris Township	1,148,895	0	53	0	13	67
Liberty Township	221,122	0	3,981	0	0	3,981
Lincoln Township	147,757	0	1,119	0	0	1,119
Madison Township	102,146	0	0	0	0	0
Olive Township	257,077	0	0	0	0	0
Penn Township	1,789,143	858	7,880	978	44	9,759
Portage Township	2,974,664	3,740	62,346	29,273	103	95,462
Union Township	189,092	0	0	0	0	0
Warren Township	360,170	0	0	139	0	139
South Bend Civil City	64,546,050	357,438	5,086,346	3,228,937	7,197	8,679,919
Mishawaka Civil City	23,019,485	6,365	405,326	0	2,355	414,046
Indian Village Civil Town	0	0	0	0	0	0
Lakeville Civil Town	148,134	0	0	0	0	0
New Carlisle Civil Town	1,383,582	0	0	0	0	0
North Liberty Civil Town	385,540	0	23,875	0	0	23,875
Osceola Civil Town	220,466	0	0	0	0	0
Roseland Civil Town	242,759	0	0	0	0	0
Walkerton Civil Town	924,378	0	23,565	0	4	23,570
New Prairie United School Corporation	2,851,045	0	0	0	0	0
John Glenn School Corporation	2,206,235	0	19,848	0	2	19,850
Penn-Harris-Madison-School Corporation	26,721,039	16,931	42,002	19,308	372	78,613
Mishawaka City School Corporation	7,977,878	0	93,013	0	433	93,446
South Bend Community School Corporation	49,142,748	78,825	1,346,981	841,759	1,999	2,269,565
Union-North United School Corporation	896,417	0	0	0	1	1
Mishawaka Public Library	4,221,955	3,203	30,117	3,653	174	37,146
New Carlisle Public Library	1,028,517	0	0	0	0	0
Walkerton Public Library	65,705	0	1,253	0	0	1,253
St. Joseph County Public Library	11,283,077	26,214	452,212	279,939	665	759,031
St. Joseph Airport	2,967,130	3,973	62,847	34,930	124	101,874
South Bend Public Transportation	3,342,036	12,521	194,897	110,053	371	317,841
South Bend Redevelopment Commission	1,498,328	0	0	0	0	0
St. Joe Solid Waste Management District	0	0	0	0	0	0
Mishawaka Redevelopment Commission	0	0	0	0	0	0
South Bend Redevelopement Commission	0	0	0	0	0	0
TIF Districts	55,554,297	1,841	152,626	2,211,134	487	2,366,087
Total - All Taxing Units & TIF	**318,827,762**	**591,032**	**9,263,753**	**7,461,094**	**16,820**	**17,332,698**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

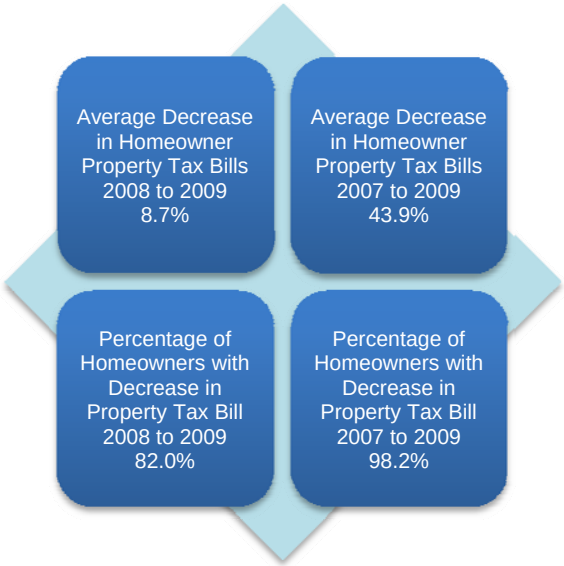
2009 STARKE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Starke County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	314	4.9%	52	0.8%
10% to 19%	148	2.3%	12	0.2%
1% to 9%	654	10.3%	28	0.4%
0%	35	0.5%	24	0.4%
-1% to -9%	1,583	24.8%	49	0.8%
-10% to -19%	1,484	23.3%	85	1.3%
-20% to -29%	1,015	15.9%	268	4.2%
-30% to -39%	450	7.1%	1,108	17.4%
-40% to -49%	124	1.9%	2,085	32.7%
-50% to -59%	112	1.8%	1,532	24.0%
-60% to -69%	84	1.3%	525	8.2%
-70% to -79%	82	1.3%	184	2.9%
-80% to -89%	57	0.9%	140	2.2%
-90% to -99%	41	0.6%	83	1.3%
-100%	194	3.0%	202	3.2%
Total	6,377	100.0%	6,377	100.0%
Higher Tax Bill	1,116	17.5%	92	1.4%
No Change	35	0.5%	24	0.4%
Lower Tax Bill	5,226	82.0%	6,261	98.2%
Average Change in Tax Bill	-8.7%		-43.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Starke County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-10.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.5%	-30.6%
State PTRC Percentage, 2008	19.9%	20.1%
Total State Homestead Credit, 2008	41.2%	39.5%
Total State Homestead Credit, 2009	8.2%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Starke County decreased by 8.7%. Starke County's net assessed value fell by less than the state average, and Starke County local units decreased their tax levies in 2009. This resulted in a larger-than-average decrease in tax rates, which accounted for the decrease in Starke County homestead taxes. Starke County did not adopt a local option income tax for property tax relief, and only a few elderly Starke County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Starke County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

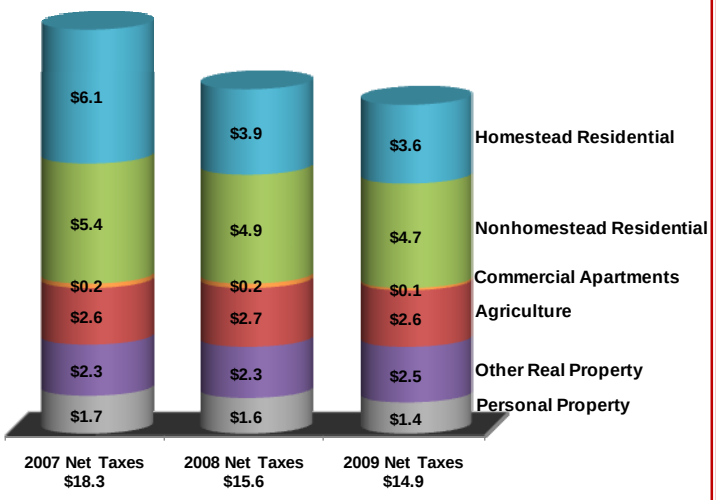
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Starke County
(In Millions)



In Starke County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 3% decline in average property tax bills. Average tax bills on commercial apartments decreased 12%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 7%. Personal property, which is largely business equipment, saw a 9% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Starke County
$11,253

Percentage share of circuit breaker tax cap credits by cap category…

Starke County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$22,830,274***	***$22,352,358***	***$14,908,408***	***-2.1%***	***-33.3%***	***-6.8%***
State Unit	22,378	26,761	0	19.6%	-100.0%	
Starke County	5,398,634	4,153,738	3,353,619	-23.1%	-19.3%	6.9%
California Township	253,803	233,768	264,911	-7.9%	13.3%	13.3%
Center Township	69,171	63,426	34,671	-8.3%	-45.3%	-45.3%
Davis Township	53,839	46,445	51,174	-13.7%	10.2%	10.2%
Jackson Township	18,033	16,725	14,719	-7.3%	-12.0%	-12.0%
North Bend Township	65,024	61,831	70,367	-4.9%	13.8%	13.8%
Oregon Township	89,703	94,656	99,274	5.5%	4.9%	4.9%
Railroad Township	88,392	84,736	90,563	-4.1%	6.9%	6.9%
Washington Township	77,050	71,822	106,462	-6.8%	48.2%	48.2%
Wayne Township	56,628	52,991	55,568	-6.4%	4.9%	4.9%
Knox Civil City	1,334,699	1,216,068	1,211,204	-8.9%	-0.4%	2.3%
Hamlet Civil Town	169,628	171,997	159,894	1.4%	-7.0%	-7.0%
North Judson Civil Town	362,220	348,600	379,074	-3.8%	8.7%	8.7%
Culver Community School Corporation	831,180	1,022,647	403,775	23.0%	-60.5%	-24.1%
Oregon-Davis School Corporation	2,516,628	2,525,712	1,280,426	0.4%	-49.3%	-17.9%
North Judson-San Pierre School Corporation	3,484,664	3,451,515	2,018,589	-1.0%	-41.5%	-14.6%
Knox Community School Corporation	6,672,145	7,530,063	4,093,178	12.9%	-45.6%	-14.6%
North Judson Public Library	199,311	188,482	186,163	-5.4%	-1.2%	-1.2%
Starke County Public Library	848,961	786,425	810,093	-7.4%	3.0%	3.0%
Starke County Airport Authority	218,183	203,950	224,684	-6.5%	10.2%	10.2%
Starke County Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Starke County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
California Township-NJSP Schools	12.4	11.4	-8.5%	257,092	192,261	-25.2%	2.0718	1.6926	18.87%	40.73%	8.15%	13.85%	23.75%
California Township-Knox Schools	169.3	158.6	-6.4%	3,670,297	2,533,461	-31.0%	2.1673	1.5977	20.32%	39.95%	8.15%	0.07%	0.12%
Center Township	99.7	87.1	-12.7%	2,090,115	1,281,258	-38.7%	2.0960	1.4713	20.43%	39.19%	8.15%	4.08%	7.86%
Knox City (Center)	132.3	115.6	-12.7%	3,920,750	2,817,500	-28.1%	2.9627	2.4376	18.61%	43.76%	8.15%	11.37%	20.66%
Jackson Township	23.4	21.5	-8.3%	471,285	345,082	-26.8%	2.0147	1.6087	19.16%	40.72%	8.15%	0.37%	0.66%
North Bend Township	118.6	114.7	-3.4%	1,671,873	1,077,435	-35.6%	1.4092	0.9397	22.89%	42.46%	8.15%	0.92%	1.80%
Oregon Township	170.5	150.8	-11.6%	2,872,042	1,817,763	-36.7%	1.6841	1.2052	20.87%	41.42%	8.15%	1.99%	3.76%
Railroad Township	61.1	54.9	-10.2%	1,271,874	940,036	-26.1%	2.0819	1.7138	17.86%	38.36%	8.15%	0.46%	0.78%
Washington Township	86.3	73.0	-15.4%	1,831,184	1,162,540	-36.5%	2.1218	1.5916	20.46%	39.64%	8.15%	0.04%	0.07%
Wayne Township	94.5	80.0	-15.3%	1,927,224	1,327,302	-31.1%	2.0390	1.6586	18.79%	40.11%	8.15%	0.19%	0.33%
North Judson Town (Wayne)	46.9	39.7	-15.4%	1,289,868	1,029,417	-20.2%	2.7513	2.5945	18.41%	45.86%	8.15%	2.74%	4.40%
Davis Township	33.7	33.1	-2.0%	593,667	426,294	-28.2%	1.7594	1.2895	19.98%	40.48%	8.15%	5.19%	9.16%
Hamlet Town-Davis Twp	14.6	13.4	-8.1%	373,838	283,625	-24.1%	2.5653	2.1183	19.63%	48.68%	8.15%	25.32%	48.53%
Hamlet Town-Oregon Twp	4.1	3.7	-11.1%	105,615	77,550	-26.6%	2.5623	2.1172	19.62%	48.63%	8.15%	0.43%	0.84%
County Totals/Averages	**1,067.6**	**957.2**	**-10.3%**	**22,346,723**	**15,311,524**	**-31.5%**	**2.0933**	**1.6124**	**19.90%**	**41.20%**	**8.15%**	**3.10%**	**5.60%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Starke County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Starke County	3,353,619	0	1,561	0	20	1,581
California Township	264,911	0	0	0	0	0
Center Township	34,671	0	0	0	0	0
Davis Township	51,174	0	0	0	0	0
Jackson Township	14,719	0	0	0	0	0
North Bend Township	70,367	0	0	0	0	0
Oregon Township	99,274	0	0	0	0	0
Railroad Township	90,563	0	0	0	0	0
Washington Township	106,462	0	0	0	9	9
Wayne Township	55,568	0	101	0	0	101
Knox Civil City	1,211,204	0	0	0	0	0
Hamlet Civil Town	159,894	0	0	0	0	0
North Judson Civil Town	379,074	0	4,193	0	0	4,193
Culver Community School Corporation	403,775	0	0	0	0	0
Oregon-Davis School Corporation	1,280,426	0	0	0	0	0
North Judson-San Pierre School Corporation	2,018,589	0	4,501	0	0	4,501
Knox Community School Corporation	4,093,178	0	0	0	53	53
North Judson Public Library	186,163	0	704	0	0	704
Starke County Public Library	810,093	0	0	0	6	6
Starke County Airport Authority	224,684	0	105	0	1	106
Starke County Solid Waste Management District	0	0	0	0	0	0
Total - All Taxing Units	**14,908,408**	**0**	**11,164**	**0**	**89**	**11,253**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

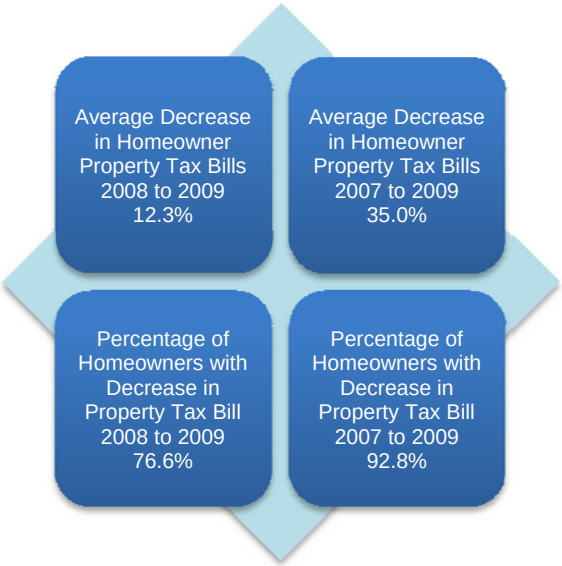
2009 STEUBEN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Steuben County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	739	6.4%	471	4.1%
10% to 19%	484	4.2%	90	0.8%
1% to 9%	1,298	11.3%	148	1.3%
0%	166	1.4%	115	1.0%
-1% to -9%	1,066	9.3%	268	2.3%
-10% to -19%	3,301	28.7%	489	4.3%
-20% to -29%	2,459	21.4%	1,730	15.1%
-30% to -39%	1,024	8.9%	2,976	25.9%
-40% to -49%	416	3.6%	2,790	24.3%
-50% to -59%	161	1.4%	1,457	12.7%
-60% to -69%	94	0.8%	531	4.6%
-70% to -79%	62	0.5%	140	1.2%
-80% to -89%	58	0.5%	96	0.8%
-90% to -99%	33	0.3%	59	0.5%
-100%	122	1.1%	123	1.1%
Total	11,483	100.0%	11,483	100.0%
Higher Tax Bill	2,521	22.0%	709	6.2%
No Change	166	1.4%	115	1.0%
Lower Tax Bill	8,796	76.6%	10,659	92.8%
Average Change in Tax Bill	-12.3%		-35.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Steuben County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-36.6%	-30.6%
State PTRC Percentage, 2008	25.2%	20.1%
Total State Homestead Credit, 2008	41.1%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Steuben County decreased by 12.3%. Steuben County saw a smaller-than-average decrease in assessed value in 2009, and school general fund and county welfare levies were a larger-than-average share of Steuben County's levy in 2008. These changes resulted in a larger-than-average reduction in tax rates. In addition, the county adopted a local option income tax for property tax relief in 2009. All these

2009 Property Tax Changes:

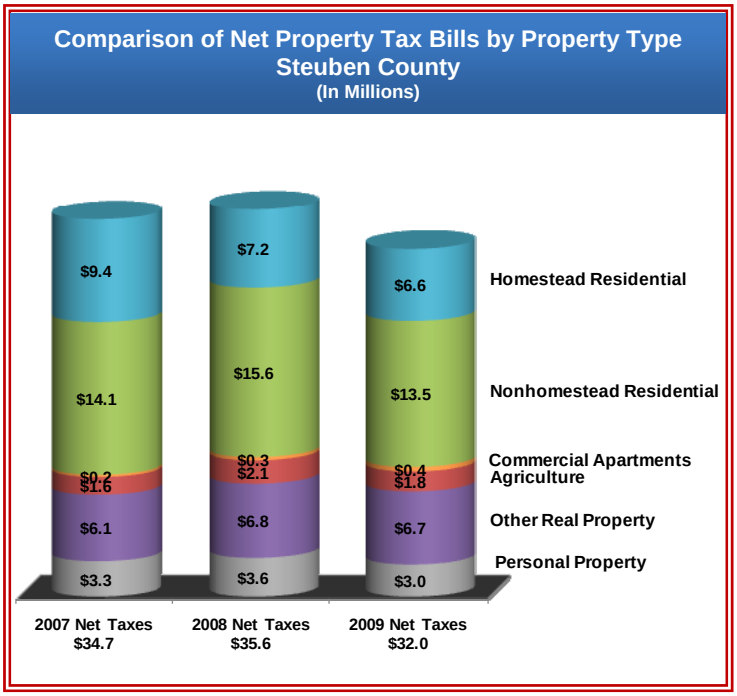
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

factors contributed to the reduction in homeowner tax bills. Only a few elderly Steuben County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Steuben County, as they were in most Indiana counties.

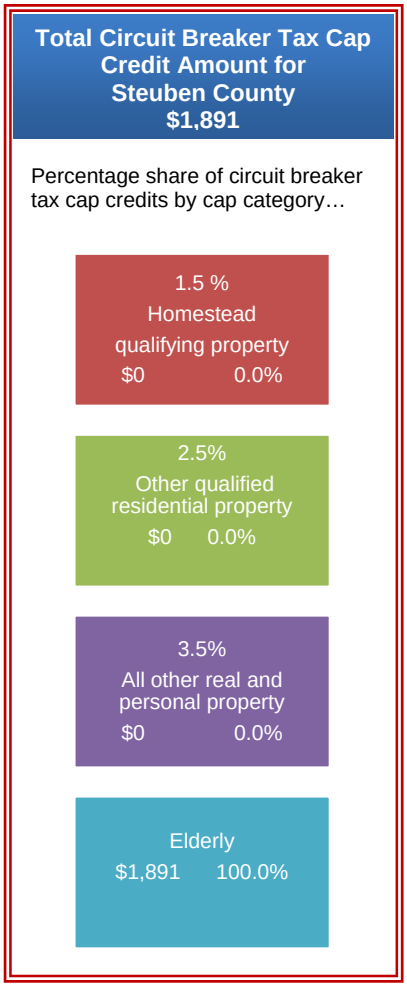


In Steuben County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.5% decline in average property tax bills. Average tax bills on commercial apartments increased 33.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 14.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 1.5%. Personal property, which is largely business equipment, saw a 16.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Steuben County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$48,966,074***	***$52,637,845***	***$33,190,656***	***7.5%***	***-36.9%***	***2.8%***
State Unit	74,367	78,503	0	5.6%	-100.0%	
Steuben County	8,220,577	8,520,852	6,643,261	3.7%	-22.0%	9.4%
Clear Lake Township	34,511	39,698	34,740	15.0%	-12.5%	-12.5%
Fremont Township	21,123	28,245	29,663	33.7%	5.0%	5.0%
Jackson Township	33,129	35,043	36,091	5.8%	3.0%	3.0%
Jamestown Township	234,342	62,051	231,066	-73.5%	272.4%	272.4%
Millgrove Township	40,606	42,146	43,847	3.8%	4.0%	4.0%
Otsego Township	57,842	59,036	60,486	2.1%	2.5%	2.5%
Pleasant Township	515,991	533,127	553,103	3.3%	3.7%	3.7%
Richland Township	25,825	27,810	28,220	7.7%	1.5%	1.5%
Salem Township	46,889	48,578	50,375	3.6%	3.7%	3.7%
Scott Township	13,922	15,113	15,708	8.6%	3.9%	3.9%
Steuben Township	60,809	62,351	61,999	2.5%	-0.6%	-0.6%
York Township	13,906	15,236	16,009	9.6%	5.1%	5.1%
Angola Civil City	3,566,394	3,755,352	3,811,296	5.3%	1.5%	3.8%
Ashley Civil Town	100,226	101,052	95,267	0.8%	-5.7%	-5.7%
Clearlake Civil Town	255,161	269,412	292,939	5.6%	8.7%	8.7%
Fremont Civil Town	695,809	694,852	715,904	-0.1%	3.0%	3.0%
Hamilton Civil Town	665,766	677,325	702,965	1.7%	3.8%	3.8%
Hudson Civil Town	97,053	103,536	108,919	6.7%	5.2%	5.2%
Orland Civil Town	117,109	115,926	122,364	-1.0%	5.6%	5.6%
Dekalb County Central United School Corpation	138,125	140,029	77,408	1.4%	-44.7%	-3.7%
Prairie Heights Community School Corporation	4,717,665	5,028,476	2,718,136	6.6%	-45.9%	0.5%
Fremont Community School Corporation	9,911,865	9,874,583	4,637,363	-0.4%	-53.0%	7.1%
Hamilton Community School Corporation	2,712,352	2,826,584	1,162,037	4.2%	-58.9%	2.2%
M.S.D. Steuben County School Corporation	15,227,723	17,993,406	9,416,888	18.2%	-47.7%	-4.5%
Carnegie Public Library Of Steuben County	494,301	579,607	600,914	17.3%	3.7%	3.7%
Fremont Public Library	583,251	607,377	617,630	4.1%	1.7%	1.7%
Northeast Indiana Solid Waste Mgt. District	281,972	294,386	298,404	4.4%	1.4%	1.4%
Hudson Redevelopment Commission	7,463	8,153	7,654	9.2%	-6.1%	-6.1%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Steuben County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clear Lake Township	35.5	33.7	-5.0%	432,369	247,722	-42.7%	1.2191	0.7350	27.73%	41.37%	7.50%	1.99%	7.97%
Clear Lake Town	320.4	351.9	9.8%	4,019,291	2,749,805	-31.6%	1.2545	0.7815	27.68%	42.64%	7.50%	1.99%	7.97%
Fremont Town	127.7	122.9	-3.8%	2,188,250	1,573,329	-28.1%	1.7135	1.2806	24.04%	45.23%	7.50%	1.99%	7.97%
Jackson Township	144.8	128.3	-11.4%	2,118,056	1,247,897	-41.1%	1.4627	0.9729	25.97%	40.78%	7.50%	1.99%	7.97%
Jamestown Township	666.1	618.3	-7.2%	7,805,957	4,506,834	-42.3%	1.1719	0.7289	28.60%	41.80%	7.50%	1.99%	7.97%
Millgrove Township	136.4	122.4	-10.3%	2,002,949	1,198,188	-40.2%	1.4681	0.9791	25.93%	40.86%	7.50%	1.99%	7.97%
Orland Town	19.0	16.9	-11.1%	390,394	285,275	-26.9%	2.0593	1.6925	22.05%	42.84%	7.50%	1.99%	7.97%
Otsego Township	94.3	88.7	-5.9%	1,210,260	621,661	-48.6%	1.2839	0.7007	31.70%	44.65%	7.50%	1.99%	7.97%
Hamilton Town	179.8	170.3	-5.3%	2,936,056	1,839,813	-37.3%	1.6325	1.0801	27.55%	45.18%	7.50%	1.99%	7.97%
Pleasant Township	705.8	619.2	-12.3%	12,072,547	7,098,601	-41.2%	1.7104	1.1465	23.44%	37.05%	7.50%	1.99%	7.97%
Angola City	463.4	430.8	-7.0%	11,466,444	8,524,121	-25.7%	2.4743	1.9785	21.79%	45.01%	7.50%	1.99%	7.97%
Richland Township	22.6	19.9	-12.2%	308,123	157,757	-48.8%	1.3617	0.7938	30.93%	45.83%	7.50%	1.99%	7.97%
Salem Township	115.4	101.9	-11.7%	1,704,947	1,008,877	-40.8%	1.4776	0.9901	25.88%	40.99%	7.50%	1.99%	7.97%
Hudson Town-Salem Township	15.5	14.6	-5.6%	313,268	233,326	-25.5%	2.0267	1.5993	22.85%	44.49%	7.50%	1.99%	7.97%
Scott Township	65.7	56.3	-14.3%	1,062,501	584,320	-45.0%	1.6170	1.0380	24.74%	38.14%	7.50%	1.99%	7.97%
Steuben Township	103.3	90.5	-12.3%	1,705,888	974,321	-42.9%	1.6520	1.0764	24.46%	38.32%	7.50%	1.99%	7.97%
Ashley Town	9.5	8.1	-14.9%	268,691	195,751	-27.1%	2.8195	2.4136	22.09%	45.99%	7.50%	1.99%	7.97%
Hudson Town-Steuben Township	4.3	3.8	-11.2%	93,266	63,130	-32.3%	2.1776	1.6600	22.20%	42.37%	7.50%	1.99%	7.97%
York Township	36.1	31.5	-12.7%	608,353	352,596	-42.0%	1.6850	1.1182	24.21%	38.46%	7.50%	1.99%	7.97%
Fremont Township	47.1	38.9	-17.3%	566,637	289,135	-49.0%	1.2034	0.7427	28.39%	42.58%	7.50%	1.99%	7.97%
County Totals/Averages	**3,312.7**	**3,068.8**	**-7.4%**	**53,274,247**	**33,752,457**	**-36.6%**	**1.6092**	**1.1011**	**25.16%**	**41.12%**	**7.50%**	**1.99%**	**7.97%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Steuben County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Steuben County	6,643,261	0	0	0	267	267
Clear Lake Township	34,740	0	0	0	0	0
Fremont Township	29,663	0	0	0	1	1
Jackson Township	36,091	0	0	0	0	0
Jamestown Township	231,066	0	0	0	3	3
Millgrove Township	43,847	0	0	0	4	4
Otsego Township	60,486	0	0	0	3	3
Pleasant Township	553,103	0	0	0	11	11
Richland Township	28,220	0	0	0	0	0
Salem Township	50,375	0	0	0	4	4
Scott Township	15,708	0	0	0	0	0
Steuben Township	61,999	0	0	0	0	0
York Township	16,009	0	0	0	0	0
Angola Civil City	3,811,296	0	0	0	407	407
Ashley Civil Town	95,267	0	0	0	0	0
Clearlake Civil Town	292,939	0	0	0	0	0
Fremont Civil Town	715,904	0	0	0	46	46
Hamilton Civil Town	702,965	0	0	0	32	32
Hudson Civil Town	108,919	0	0	0	6	6
Orland Civil Town	122,364	0	0	0	249	249
DeKalb County Central United School Corporation	77,408	0	0	0	0	0
Prairie Heights Community School Corporation	2,718,136	0	0	0	308	308
Fremont Community School Corporation	4,637,363	0	0	0	69	69
Hamilton Community School Corporation	1,162,037	0	0	0	49	49
M.S.D. Steuben County School Corporation	9,416,888	0	0	0	384	384
Carnegie Public Library Of Steuben County	600,914	0	0	0	28	28
Fremont Public Library	617,630	0	0	0	9	9
Northeast Indiana Solid Waste Management	298,404	0	0	0	12	12
Hudson Redevelopment Commission	7,654	0	0	0	0	0
Total - All Taxing Units	**33,190,656**	**0**	**0**	**0**	**1,891**	**1,891**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

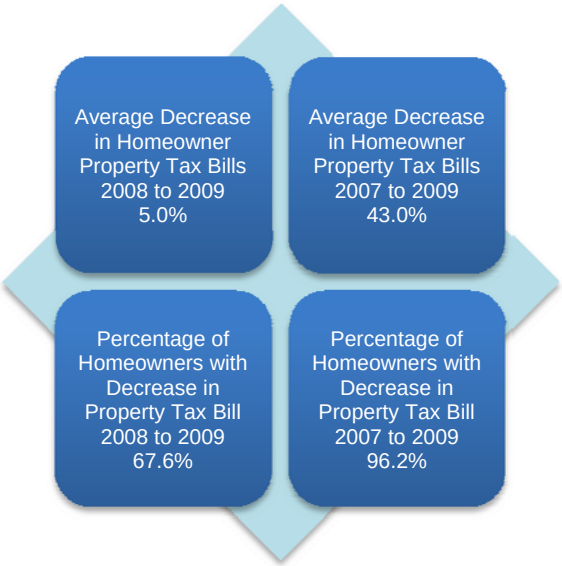
2009 SULLIVAN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Sullivan County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	355	6.7%	64	1.2%
10% to 19%	303	5.7%	12	0.2%
1% to 9%	922	17.3%	22	0.4%
0%	143	2.7%	103	1.9%
-1% to -9%	951	17.9%	44	0.8%
-10% to -19%	1,115	21.0%	170	3.2%
-20% to -29%	525	9.9%	397	7.5%
-30% to -39%	183	3.4%	829	15.6%
-40% to -49%	111	2.1%	1,525	28.7%
-50% to -59%	73	1.4%	1,060	19.9%
-60% to -69%	71	1.3%	333	6.3%
-70% to -79%	59	1.1%	127	2.4%
-80% to -89%	59	1.1%	107	2.0%
-90% to -99%	44	0.8%	83	1.6%
-100%	405	7.6%	443	8.3%
Total	5,319	100.0%	5,319	100.0%
Higher Tax Bill	1,580	29.7%	98	1.8%
No Change	143	2.7%	103	1.9%
Lower Tax Bill	3,596	67.6%	5,118	96.2%
Average Change in Tax Bill	-5.0%		-43.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Sullivan County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-6.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-26.2%	-30.6%
State PTRC Percentage, 2008	21.5%	20.1%
Total State Homestead Credit, 2008	47.8%	39.5%
Total State Homestead Credit, 2009	9.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Sullivan County decreased by 5.0%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Sullivan County did not adopt a local option income tax for property tax relief, and few Sullivan County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Sullivan County, as they were in almost all Indiana counties.

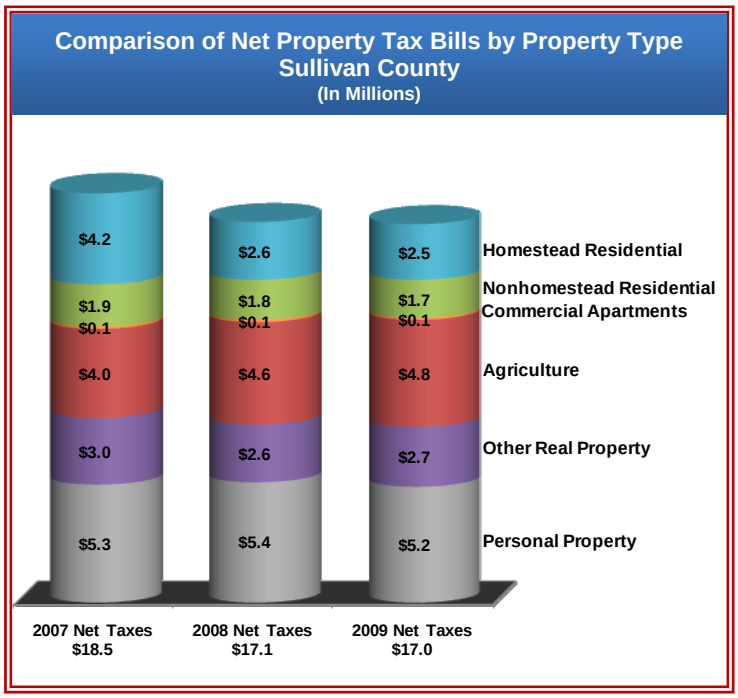
2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

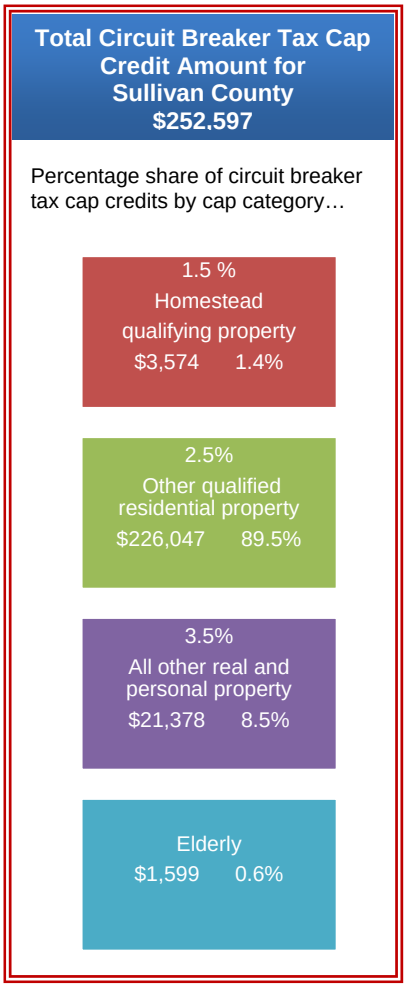


In Sullivan County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.6% decline in average property tax bills. Average tax bills on commercial apartments decreased 16.5%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 4.3% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 3.8%. Personal property, which is largely business equipment, saw a 3.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Sullivan County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$24,065,691***	***$23,557,942***	***$17,292,955***	***-2.1%***	***-26.6%***	***1.3%***
State Unit	18,766	19,811	0	5.6%	-100.0%	
Sullivan County	6,188,891	5,261,399	5,355,169	-15.0%	1.8%	5.5%
Cass Township	44,776	49,706	51,242	11.0%	3.1%	3.1%
Curry Township	193,197	187,942	196,609	-2.7%	4.6%	4.6%
Fairbanks Township	54,150	55,180	57,057	1.9%	3.4%	3.4%
Gill Township	121,053	127,283	129,580	5.1%	1.8%	1.8%
Haddon Township	76,146	76,946	81,803	1.1%	6.3%	6.3%
Hamilton Township	126,438	130,977	135,384	3.6%	3.4%	3.4%
Jackson Township	49,250	51,708	54,365	5.0%	5.1%	5.1%
Jefferson Township	43,339	46,578	48,390	7.5%	3.9%	3.9%
Turman Township	54,727	56,168	58,615	2.6%	4.4%	4.4%
Sullivan Civil City	1,029,437	1,075,929	1,076,434	4.5%	0.0%	5.0%
Carlisle Civil Town	90,510	79,514	93,615	-12.1%	17.7%	17.7%
Dugger Civil Town	93,068	96,929	71,049	4.1%	-26.7%	-26.7%
Farmersburg Civil Town	55,336	57,649	59,287	4.2%	2.8%	2.8%
Hymera Civil Town	53,845	56,540	52,992	5.0%	-6.3%	-6.3%
Merom Civil Town	18,803	16,749	16,514	-10.9%	-1.4%	-1.4%
Shelburn Civil Town	74,445	80,801	73,632	8.5%	-8.9%	-8.9%
Northeast School Corporation	4,373,367	4,705,358	2,761,347	7.6%	-41.3%	-1.1%
Southwest School Corporation	10,438,217	10,420,910	5,964,604	-0.2%	-42.8%	-2.3%
Sullivan County Public Library	867,930	903,865	955,267	4.1%	5.7%	5.7%
Sullivan County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Sullivan County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Cass Township	33.7	31.6	-6.0%	870,108	654,260	-24.8%	2.5834	2.0673	23.09%	48.43%	9.14%	0.00%	0.00%
Dugger Town	14.4	11.0	-23.5%	461,209	291,643	-36.8%	3.1980	2.6449	21.89%	51.44%	9.14%	0.00%	0.00%
Curry Township	60.2	57.9	-3.9%	1,614,285	1,261,116	-21.9%	2.6797	2.1784	22.35%	47.64%	9.14%	0.00%	0.00%
Farmersburg Town	22.3	17.8	-20.2%	654,658	446,735	-31.8%	2.9384	2.5121	21.55%	48.24%	9.14%	0.00%	0.00%
Shelburn Town	15.6	12.7	-18.5%	475,118	331,012	-30.3%	3.0360	2.5963	22.02%	50.41%	9.14%	0.00%	0.00%
Fairbanks Township	54.2	53.0	-2.1%	1,389,186	1,080,713	-22.2%	2.5640	2.0374	22.95%	47.80%	9.14%	0.00%	0.00%
Gill Township	192.3	196.5	2.2%	5,207,401	4,013,601	-22.9%	2.7073	2.0423	21.36%	44.96%	9.14%	0.00%	0.00%
Merom Town	3.4	2.3	-32.6%	106,235	62,027	-41.6%	3.1621	2.7397	20.67%	47.59%	9.14%	0.00%	0.00%
Haddon Township	81.0	84.6	4.4%	2,211,013	1,749,033	-20.9%	2.7302	2.0681	21.43%	45.38%	9.14%	0.00%	0.00%
Carlisle Town	11.0	9.4	-14.5%	375,566	285,389	-24.0%	3.4083	3.0297	20.33%	48.59%	9.14%	0.00%	0.00%
Hamilton Township	128.9	109.1	-15.4%	3,514,184	2,268,435	-35.4%	2.7258	2.0795	21.34%	45.13%	9.14%	0.00%	0.00%
Sullivan City	83.6	69.8	-16.6%	3,308,529	2,495,058	-24.6%	3.9557	3.5766	19.74%	50.40%	9.14%	0.00%	0.00%
Jackson Township	41.6	36.7	-11.7%	1,068,932	758,070	-29.1%	2.5711	2.0651	23.25%	48.71%	9.14%	0.00%	0.00%
Hymera Town	8.6	6.1	-29.9%	275,978	177,053	-35.8%	3.1919	2.9215	21.90%	51.42%	9.14%	0.00%	0.00%
Jefferson Township	25.1	25.4	1.2%	665,271	539,724	-18.9%	2.6496	2.1244	22.89%	48.72%	9.14%	0.00%	0.00%
Turman Township	50.4	47.3	-6.1%	1,388,036	994,745	-28.3%	2.7524	2.1010	21.36%	45.46%	9.14%	0.00%	0.00%
County Totals/Averages	**826.5**	**771.3**	**-6.7%**	**23,585,709**	**17,408,615**	**-26.2%**	**2.8540**	**2.2556**	**21.52%**	**47.77%**	**9.14%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Sullivan County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Sullivan County	5,355,169	698	45,744	4,175	398	51,015
Cass Township	51,242	0	117	0	0	117
Curry Township	196,609	0	165	0	6	171
Fairbanks Township	57,057	0	0	0	10	10
Gill Township	129,580	0	17	0	0	17
Haddon Township	81,803	0	212	0	0	212
Hamilton Township	135,384	34	1,856	205	16	2,112
Jackson Township	54,365	0	274	0	0	274
Jefferson Township	48,390	0	0	0	6	6
Turman Township	58,615	0	0	0	6	6
Sullivan Civil City	1,076,434	1,564	84,553	9,358	387	95,863
Carlisle Civil Town	93,615	0	4,532	0	2	4,534
Dugger Civil Town	71,049	0	997	0	0	997
Farmersburg Civil Town	59,287	0	72	0	0	72
Hymera Civil Town	52,992	0	2,601	0	0	2,601
Merom Civil Town	16,514	0	569	0	0	569
Shelburn Civil Town	73,632	0	919	0	48	968
Northeast School Corporation	2,761,347	0	6,881	0	222	7,103
Southwest School Corporation	5,964,604	1,153	68,376	6,895	426	76,850
Sullivan County Public Library	955,267	124	8,160	745	71	9,100
Sullivan County Solid Waste Management District	0	0	0	0	0	0
Total - All Taxing Units	**17,292,955**	**3,574**	**226,047**	**21,378**	**1,599**	**252,597**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

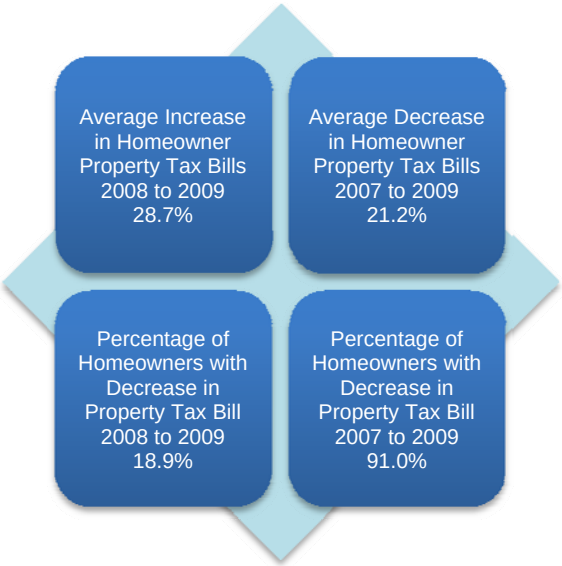
2009 SWITZERLAND COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Switzerland County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,075	50.4%	105	4.9%
10% to 19%	327	15.3%	23	1.1%
1% to 9%	320	15.0%	60	2.8%
0%	8	0.4%	5	0.2%
-1% to -9%	154	7.2%	122	5.7%
-10% to -19%	54	2.5%	250	11.7%
-20% to -29%	43	2.0%	718	33.6%
-30% to -39%	19	0.9%	422	19.8%
-40% to -49%	21	1.0%	203	9.5%
-50% to -59%	23	1.1%	68	3.2%
-60% to -69%	19	0.9%	44	2.1%
-70% to -79%	16	0.7%	38	1.8%
-80% to -89%	11	0.5%	22	1.0%
-90% to -99%	10	0.5%	18	0.8%
-100%	34	1.6%	36	1.7%
Total	2,134	100.0%	2,134	100.0%
Higher Tax Bill	1,722	80.7%	188	8.8%
No Change	8	0.4%	5	0.2%
Lower Tax Bill	404	18.9%	1,941	91.0%
Average Change in Tax Bill	28.7%		-21.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Switzerland County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-9.7%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-27.9%	-30.6%
State PTRC Percentage, 2008	27.2%	20.1%
Total State Homestead Credit, 2008	53.3%	39.5%
Total State Homestead Credit, 2009	8.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Switzerland County increased by 28.7%. Switzerland County saw a smaller-than-average decrease in assessed value in 2009, and school general fund and county welfare levies were a larger-than-average share of Switzerland County's levy in 2008. But Switzerland County local taxing units increased their levies by more than the state average, so tax rates did not fall as much as they might have. Switzerland taxpayers saw much larger-than-average property tax replacement and homestead credits in 2008. The loss of this tax relief more than offset lower tax rates, so average homeowner tax bills increased in 2009. Switzerland County did not adopt

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

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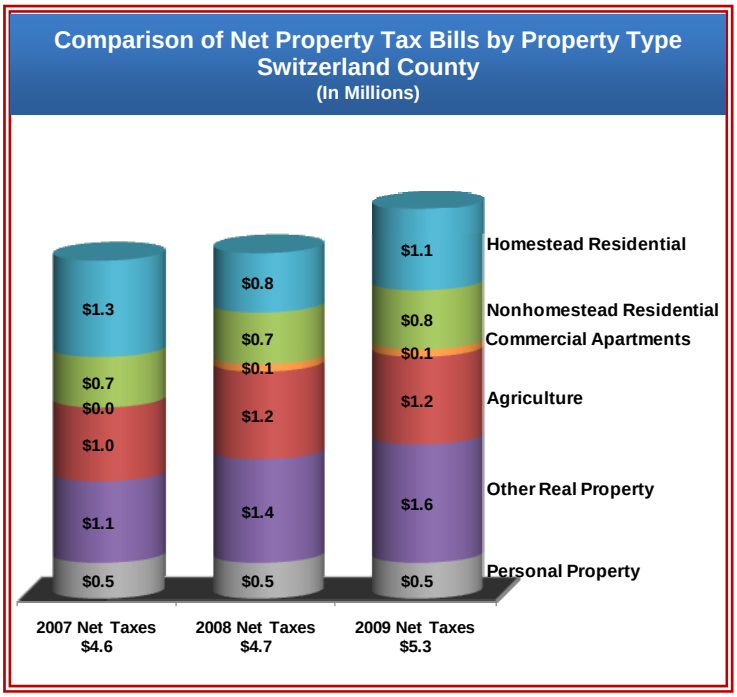
a local option income tax for property tax relief, and only a few elderly Switzerland County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Switzerland County, as they were in most Indiana counties.

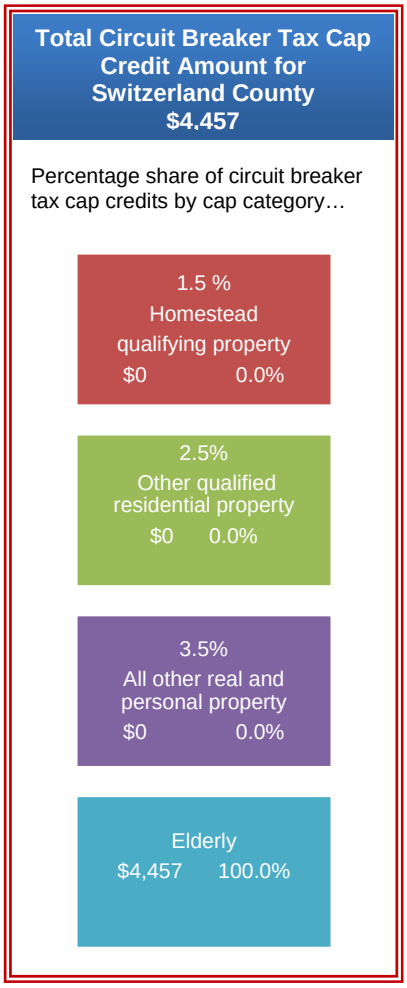


In Switzerland County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.6% increase in average property tax bills. Tax bills on commercial apartments increased 23.7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) also saw no significant tax change. Other commercial, industrial, and utility real property average tax bills increased 12.1%. Personal property, which is largely business equipment, saw no significant change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Switzerland County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$6,814,739***	***$7,526,857***	***$5,434,736***	***10.4%***	***-27.8%***	***19.5%***
State Unit	11,664	12,383	0	6.2%	-100.0%	
Switzerland County	1,905,600	1,986,878	1,846,307	4.3%	-7.1%	4.8%
Cotton Township	19,589	19,608	21,713	0.1%	10.7%	10.7%
Craig Township	17,749	17,867	19,398	0.7%	8.6%	8.6%
Jefferson Township	37,201	37,365	40,251	0.4%	7.7%	7.7%
Pleasant Township	18,332	19,102	20,519	4.2%	7.4%	7.4%
Posey Township	18,830	18,906	20,228	0.4%	7.0%	7.0%
York Township	35,793	34,563	39,797	-3.4%	15.1%	15.1%
Patriot Civil Town	6,537	6,317	6,857	-3.4%	8.5%	8.5%
Vevay Civil Town	253,307	251,117	266,626	-0.9%	6.2%	6.2%
Switzerland County School Corporation	4,313,233	4,933,402	2,950,175	14.4%	-40.2%	34.5%
Switzerland County Public Library	129,762	141,367	152,965	8.9%	8.2%	8.2%
Southeastern Indiana Solid Waste Mgt. District	47,142	47,982	49,900	1.8%	4.0%	4.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Switzerland County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Cotton Township	65.6	55.7	-15.1%	925,048	618,877	-33.1%	1.4103	1.1109	27.62%	52.93%	8.34%	0.00%	0.00%
Craig Township	39.1	33.2	-15.1%	557,549	375,005	-32.7%	1.4261	1.1304	27.44%	52.91%	8.34%	0.00%	0.00%
Jefferson Township	58.7	50.1	-14.7%	831,266	558,526	-32.8%	1.4156	1.1145	27.51%	52.80%	8.34%	0.00%	0.00%
Vevay Town	53.3	50.0	-6.3%	1,004,098	820,944	-18.2%	1.8825	1.6427	24.75%	55.69%	8.34%	0.00%	0.00%
Pleasant Township	61.0	52.5	-14.0%	861,196	583,011	-32.3%	1.4118	1.1111	27.59%	52.90%	8.34%	0.00%	0.00%
Posey Township	63.7	55.7	-12.6%	897,794	616,415	-31.3%	1.4089	1.1069	27.57%	52.75%	8.34%	0.00%	0.00%
Patriot Town	4.4	3.8	-13.0%	67,538	48,483	-28.2%	1.5416	1.2726	26.61%	53.79%	8.34%	0.00%	0.00%
York Township	170.3	165.1	-3.1%	2,385,052	1,809,427	-24.1%	1.4007	1.0961	27.56%	52.47%	8.34%	0.00%	0.00%
County Totals/Averages	**516.1**	**466.0**	**-9.7%**	**7,529,541**	**5,430,686**	**-27.9%**	**1.4589**	**1.1654**	**27.16%**	**53.27%**	**8.34%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Switzerland County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Switzerland County	1,846,307	0	0	0	1,304	1,304
Cotton Township	21,713	0	0	0	20	20
Craig Township	19,398	0	0	0	9	9
Jefferson Township	40,251	0	0	0	79	79
Pleasant Township	20,519	0	0	0	0	0
Posey Township	20,228	0	0	0	9	9
York Township	39,797	0	0	0	8	8
Patriot Civil Town	6,857	0	0	0	1	1
Vevay Civil Town	266,626	0	0	0	800	800
Switzerland County School Corporation	2,950,175	0	0	0	2,084	2,084
Switzerland County Public Library	152,965	0	0	0	108	108
Southeastern Indiana Solid Waste Management	49,900	0	0	0	35	35
Total - All Taxing Units	**5,434,736**	**0**	**0**	**0**	**4,457**	**4,457**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

2009 TIPPECANOE COUNTY PROPERTY TAX REPORT

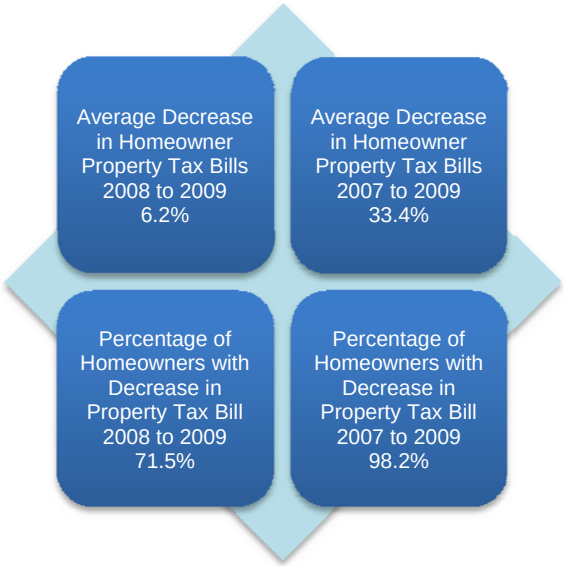
WITH COMPARISONS TO 2007 AND 2008

Indiana County Property Tax Studies

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Tippecanoe County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,133	3.7%	298	1.0%
10% to 19%	3,009	9.8%	68	0.2%
1% to 9%	4,534	14.8%	165	0.5%
0%	36	0.1%	34	0.1%
-1% to -9%	6,385	20.9%	504	1.6%
-10% to -19%	9,838	32.2%	3,181	10.4%
-20% to -29%	3,380	11.1%	5,533	18.1%
-30% to -39%	993	3.2%	9,668	31.6%
-40% to -49%	466	1.5%	8,603	28.1%
-50% to -59%	252	0.8%	1,450	4.7%
-60% to -69%	181	0.6%	440	1.4%
-70% to -79%	96	0.3%	266	0.9%
-80% to -89%	71	0.2%	135	0.4%
-90% to -99%	49	0.2%	81	0.3%
-100%	150	0.5%	147	0.5%
Total	30,573	100.0%	30,573	100.0%
Higher Tax Bill	8,676	28.4%	531	1.7%
No Change	36	0.1%	34	0.1%
Lower Tax Bill	21,861	71.5%	30,008	98.2%
Average Change in Tax Bill	-6.2%		-33.4%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Tippecanoe County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-32.1%	-30.6%
State PTRC Percentage, 2008	21.6%	20.1%
Total State Homestead Credit, 2008	37.6%	39.5%
Total State Homestead Credit, 2009	6.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Tippecanoe County decreased by 6.2%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Tippecanoe County did not adopt a local option income tax for property tax relief, and few Tippecanoe County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Tippecanoe County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

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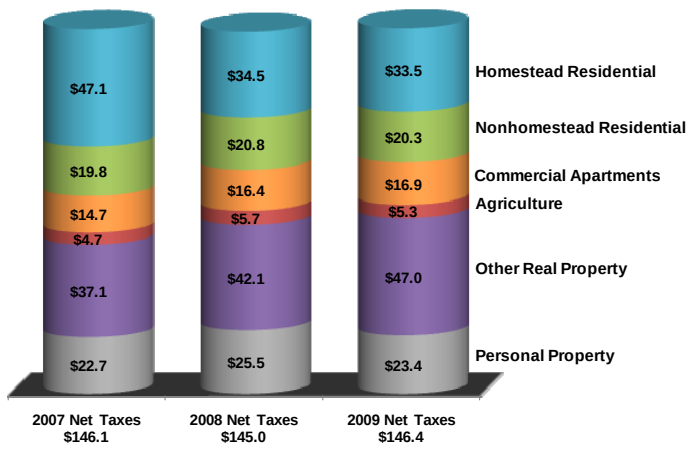
Comparison of Net Property Tax Bills by Property Type
Tippecanoe County
(In Millions)



In Tippecanoe County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 2.2% decline in average property tax bills. Average tax bills on commercial apartments increased 3.2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.1% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 11.5%. Personal property, which is largely business equipment, saw an 8.1% decrease in average tax bills.

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Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Tippecanoe County
$6.605

Percentage share of circuit breaker tax cap credits by cap category…

Tippecanoe County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$184,329,096***	***$194,995,158***	***$132,242,648***	***5.8%***	***-32.2%***	***4.8%***
State Unit	175,510	185,007	0	5.4%	-100.0%	
Tippecanoe County	32,418,133	33,085,339	23,878,649	2.1%	-27.8%	2.5%
Fairfield Township	308,875	324,898	273,460	5.2%	-15.8%	-15.8%
Jackson Township	38,448	40,040	41,742	4.1%	4.3%	4.3%
Lauramie Township	92,905	96,408	96,860	3.8%	0.5%	0.5%
Perry Township	142,103	146,328	130,249	3.0%	-11.0%	-11.0%
Randolph Township	65,459	70,233	90,290	7.3%	28.6%	28.6%
Sheffield Township	86,554	82,894	80,769	-4.2%	-2.6%	-2.6%
Shelby Township	50,779	52,183	50,162	2.8%	-3.9%	-3.9%
Tippecanoe Township	236,701	250,232	228,591	5.7%	-8.6%	-8.6%
Union Township	30,686	32,688	34,135	6.5%	4.4%	4.4%
Wabash Township	451,091	469,625	464,433	4.1%	-1.1%	-1.1%
Washington Township	133,785	179,039	175,353	33.8%	-2.1%	-2.1%
Wayne Township	91,886	82,445	79,200	-10.3%	-3.9%	-3.9%
Wea Township	374,436	393,540	360,569	5.1%	-8.4%	-8.4%
Lafayette Civil City	26,304,230	26,071,170	25,116,610	-0.9%	-3.7%	3.6%
West Lafayette Civil City	7,611,885	7,991,063	7,690,112	5.0%	-3.8%	3.4%
Otterbein Civil Town	78,220	82,978	87,235	6.1%	5.1%	5.1%
Battle Ground Civil Town	201,969	208,788	213,280	3.4%	2.2%	2.2%
Clarks Hill Civil Town	61,261	62,632	65,520	2.2%	4.6%	4.6%
Dayton Civil Town	162,031	175,912	180,571	8.6%	2.6%	2.6%
Shadeland Civil Town	377,842	394,657	369,425	4.5%	-6.4%	-6.4%
Benton Community School Corporation	2,194,496	2,090,412	1,203,343	-4.7%	-42.4%	4.6%
Lafayette School Corporation	32,610,640	35,863,597	24,110,509	10.0%	-32.8%	26.6%
Tippecanoe School Corporation	56,543,106	61,991,084	32,290,453	9.6%	-47.9%	-0.9%
West Lafayette Community School Corporation	14,879,265	15,849,192	6,998,668	6.5%	-55.8%	8.5%
Otterbein Public Library	28,595	14,929	18,578	-47.8%	24.4%	24.4%
West Lafayette Public Library	1,816,402	1,484,507	1,450,358	-18.3%	-2.3%	-2.3%
Tippecanoe County Public Library	3,588,604	3,845,438	3,808,327	7.2%	-1.0%	-1.0%
Greater Lafayette Public Transportation	1,857,415	1,942,985	2,020,602	4.6%	4.0%	4.0%
Wildcat Creek Solid Waste Mgt. District	190,136	192,715	199,099	1.4%	3.3%	3.3%
Lafayette Redevelopment Commission	1,125,648	1,242,200	435,496	10.4%	-64.9%	-64.9%
Tippecanoe County Redevelopment	0	0	0	0.0%	0.0%	0.0%
West Lafayette Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Shadeland Town Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Tippecanoe County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Fairfield Twp-LSC-B	148.6	131.2	-11.7%	3,066,766	2,164,489	-29.4%	2.0632	1.6495	21.96%	35.07%	6.85%	8.82%	11.44%
Fairfield Twp-TSC	21.9	16.7	-24.0%	444,522	231,975	-47.8%	2.0293	1.3927	23.00%	35.73%	6.85%	8.01%	10.70%
Fairfield Twp-TSC-B	165.0	122.8	-25.6%	3,403,501	1,758,601	-48.3%	2.0630	1.4325	22.66%	35.49%	6.85%	7.97%	10.68%
Lafayette-Fairfield Twp-LSC-B	2072.8	1834.9	-11.5%	58,714,365	44,949,353	-23.4%	2.8326	2.4497	20.16%	40.23%	6.85%	10.52%	13.42%
Lafayette-Fairfield Twp-TSC-B	299.9	305.9	2.0%	8,495,696	6,829,628	-19.6%	2.8324	2.2327	20.67%	40.56%	6.85%	9.97%	13.14%
Jackson Twp-TSC	57.3	54.1	-5.6%	1,170,316	764,028	-34.7%	2.0427	1.4132	22.94%	35.83%	6.85%	8.01%	10.69%
Lauramie Twp	132.5	112.8	-14.9%	2,708,177	1,602,196	-40.8%	2.0441	1.4205	22.87%	35.68%	6.85%	7.98%	10.67%
Clarks Hill Town	12.7	10.8	-14.8%	316,809	215,299	-32.0%	2.4969	1.9925	21.66%	39.44%	6.85%	8.28%	10.86%
Perry Township-TSC	270.8	215.0	-20.6%	5,457,325	2,979,042	-45.4%	2.0149	1.3858	22.89%	35.17%	6.85%	8.01%	10.86%
Perry Township-TSC-B	73.5	48.0	-34.7%	1,505,545	684,616	-54.5%	2.0486	1.4256	22.55%	34.94%	6.85%	7.97%	10.84%
Randolph Township-TSC	62.2	55.2	-11.3%	1,298,042	827,885	-36.2%	2.0856	1.5002	22.69%	35.99%	6.85%	8.05%	10.74%
Sheffield Township-TSC	137.4	114.6	-16.6%	2,777,410	1,596,149	-42.5%	2.0219	1.3929	22.83%	35.16%	6.85%	7.89%	10.49%
Dayton Town-TSC	44.7	38.6	-13.7%	1,061,272	701,368	-33.9%	2.3736	1.8174	21.24%	36.77%	6.85%	8.90%	13.06%
Shelby Township-BSC	116.1	104.3	-10.1%	2,519,953	1,604,853	-36.3%	2.1709	1.5386	24.78%	38.72%	6.85%	15.79%	10.12%
Shelby Township-TSC	28.1	21.0	-25.3%	564,370	288,767	-48.8%	2.0074	1.3750	22.96%	35.22%	6.85%	7.92%	10.56%
Otterbein Town-BSC	11.5	10.2	-11.8%	338,242	257,848	-23.8%	2.9366	2.5389	22.37%	42.86%	6.85%	13.22%	15.38%
Tippecanoe Township-TSC	238.2	198.7	-16.6%	4,866,879	2,814,462	-42.2%	2.0429	1.4167	22.55%	34.82%	6.85%	7.87%	10.54%
Tippecanoe Township-TSC-B	58.7	45.7	-22.1%	1,218,004	665,240	-45.4%	2.0766	1.4565	22.22%	34.60%	6.85%	7.83%	10.53%
Battle Ground Town-TSC	55.5	40.6	-26.8%	1,343,705	795,478	-40.8%	2.4201	1.9577	21.10%	37.02%	6.85%	7.96%	10.55%
Shadeland Town-TSC	73.5	59.6	-19.0%	1,567,549	882,276	-43.7%	2.1323	1.4815	22.49%	36.27%	6.85%	8.19%	10.89%
Shadeland-TSC-B	194.4	217.7	12.0%	4,210,722	3,311,718	-21.4%	2.1660	1.5213	22.17%	36.03%	6.85%	8.16%	10.87%
Wabash Township-TSC	307.9	231.1	-25.0%	6,245,662	3,239,907	-48.1%	2.0283	1.4020	22.72%	34.99%	6.85%	7.86%	10.42%
Wabash Township-TSC-B	482.7	432.3	-10.4%	9,952,502	6,232,391	-37.4%	2.0620	1.4418	22.39%	34.77%	6.85%	7.83%	10.42%
Wabash Township-WLCS-B	5.3	4.2	-19.4%	115,898	58,513	-49.5%	2.1999	1.3778	27.06%	35.37%	6.85%	6.75%	8.45%
West Lafayette City-TSC-B	27.5	27.5	0.1%	782,895	641,220	-18.1%	2.8520	2.3344	19.63%	38.04%	6.85%	7.98%	10.58%
West Lafayette City-WLSC-B	822.3	726.2	-11.7%	24,586,143	16,487,927	-32.9%	2.9899	2.2704	23.19%	38.46%	6.85%	7.23%	9.40%
Washington Township-TSC	120.9	94.8	-21.6%	2,567,705	1,447,119	-43.6%	2.1232	1.5259	21.82%	34.39%	6.85%	8.71%	12.15%
Wayne Township	91.4	74.8	-18.2%	1,886,699	1,079,694	-42.8%	2.0637	1.4442	22.55%	35.23%	6.85%	7.95%	10.58%
Wea Township-TSC	188.4	142.7	-24.2%	3,849,386	2,028,156	-47.3%	2.0428	1.4208	22.78%	35.43%	6.85%	8.02%	10.71%
Wea Township-TSC-B	231.2	163.5	-29.3%	4,800,938	2,388,360	-50.3%	2.0765	1.4606	22.45%	35.19%	6.85%	7.98%	10.69%
Lafayette City-Wea Township-LSC	246.3	195.8	-20.5%	6,993,944	4,815,435	-31.1%	2.8399	2.4595	20.17%	40.32%	6.85%	10.52%	13.43%
Lafayette City-Wea Township-TSC	525.6	471.9	-10.2%	14,925,963	10,582,417	-29.1%	2.8397	2.2425	20.67%	40.65%	6.85%	9.97%	13.15%
West Lafayette City-TSC-B-C	106.9	86.2	-19.4%	2,916,642	1,896,787	-35.0%	2.7292	2.2008	20.42%	38.87%	6.85%	8.22%	10.95%
West Lafayette-WLSC-B-C	171.6	121.8	-29.0%	4,919,121	2,601,640	-47.1%	2.8671	2.1368	24.10%	39.31%	6.85%	7.45%	9.72%
Lafayette Sheffield TSCB	208.7	184.4	-11.7%	5,428,246	4,094,250	-24.6%	2.6011	2.2208	20.74%	40.37%	6.85%	6.71%	8.22%
Laf Wea TSC-B Annex	21.4	21.0	-1.8%	558,348	468,679	-16.1%	2.6081	2.2291	20.74%	40.43%	6.85%	8.03%	13.12%
Lafayette Perry-TSC	1.7	2.1	21.1%	47,519	46,219	-2.7%	2.7607	2.2176	20.95%	40.67%	6.85%	6.78%	3.64%
West Lafayette Tippecanoe TSC	12.3	13.8	12.8%	335,273	305,315	-8.9%	2.7352	2.2073	20.40%	38.86%	6.85%	7.04%	11.21%
County Totals/Averages	**7,847.5**	**6,752.2**	**-14.0%**	**197,962,056**	**134,339,300**	**-32.1%**	**2.5296**	**1.9926**	**21.65%**	**37.58%**	**6.85%**	**8.80%**	**11.42%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Tippecanoe County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Tippecanoe County	23,878,649	295	189	0	545	1,030
Fairfield Township	273,460	2	0	0	6	8
Jackson Township	41,742	0	0	0	0	0
Lauramie Township	96,860	0	0	0	6	6
Perry Township	130,249	0	0	0	0	0
Randolph Township	90,290	0	0	0	0	0
Sheffield Township	80,769	0	0	0	0	0
Shelby Township	50,162	0	4	0	0	4
Tippecanoe Township	228,591	0	0	0	0	0
Union Township	34,135	0	0	0	0	0
Wabash Township	464,433	1	0	0	1	2
Washington Township	175,353	0	0	0	0	0
Wayne Township	79,200	0	0	0	0	0
Wea Township	360,569	0	0	0	4	4
Lafayette Civil City	25,116,610	263	0	0	958	1,221
West Lafayette Civil City	7,690,112	414	0	0	185	600
Otterbein Civil Town	87,235	0	475	0	0	475
Battle Ground Civil Town	213,280	0	0	0	0	0
Clarks Hill Civil Town	65,520	0	0	0	52	52
Dayton Civil Town	180,571	0	0	0	0	0
Shadeland Civil Town	369,425	0	0	0	0	0
Benton Community School Corporation	1,203,343	0	562	0	0	562
Lafayette School Corporation	24,110,509	317	0	0	1,133	1,449
Tippecanoe School Corporation	32,290,453	0	0	0	153	153
West Lafayette Community School Corporat	6,998,668	432	0	0	193	624
Otterbein Public Library	18,578	0	101	0	0	101
West Lafayette Public Library	1,450,358	27	0	0	45	72
Tippecanoe County Public Library	3,808,327	44	0	0	83	127
Greater Lafayette Public Transportation	2,020,602	33	0	0	55	88
Wildcat Creek Solid Waste Management Dis	199,099	2	2	0	5	9
Lafayette Redevelopment Commission	435,496	4	0	0	15	19
Tippecanoe County Redevelopment	0	0	0	0	0	0
West Lafayette Redevelopment Commission	0	0	0	0	0	0
Shadeland Town Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**132,242,648**	**1,835**	**1,332**	**0**	**3,438**	**6,605**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

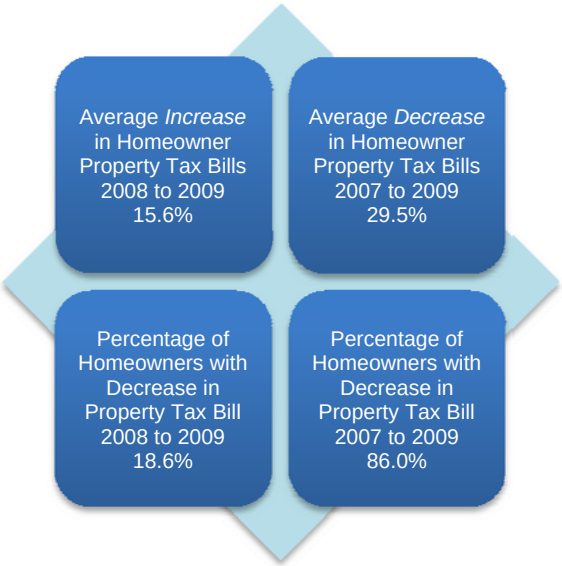
2009 TIPTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Tipton County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,878	33.8%	671	12.1%
10% to 19%	1,495	26.9%	33	0.6%
1% to 9%	1,121	20.2%	43	0.8%
0%	24	0.4%	29	0.5%
-1% to -9%	501	9.0%	103	1.9%
-10% to -19%	200	3.6%	475	8.6%
-20% to -29%	66	1.2%	1,283	23.1%
-30% to -39%	49	0.9%	1,844	33.2%
-40% to -49%	32	0.6%	659	11.9%
-50% to -59%	37	0.7%	140	2.5%
-60% to -69%	24	0.4%	76	1.4%
-70% to -79%	26	0.5%	54	1.0%
-80% to -89%	25	0.5%	46	0.8%
-90% to -99%	14	0.3%	34	0.6%
-100%	57	1.0%	59	1.1%
Total	5,549	100.0%	5,549	100.0%
Higher Tax Bill	4,494	81.0%	747	13.5%
No Change	24	0.4%	29	0.5%
Lower Tax Bill	1,031	18.6%	4,773	86.0%
Average Change in Tax Bill	15.6%		-29.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Tipton County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-11.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.6%	-30.6%
State PTRC Percentage, 2008	24.0%	20.1%
Total State Homestead Credit, 2008	49.4%	39.5%
Total State Homestead Credit, 2009	7.6%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Tipton County increased by 15.6%. Tipton County taxpayers saw higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief added to homestead tax bills. Tipton County did not adopt a local option income tax for property tax relief, and few Tipton County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Tipton County, as they were in most Indiana counties.

2009 Property Tax Changes:

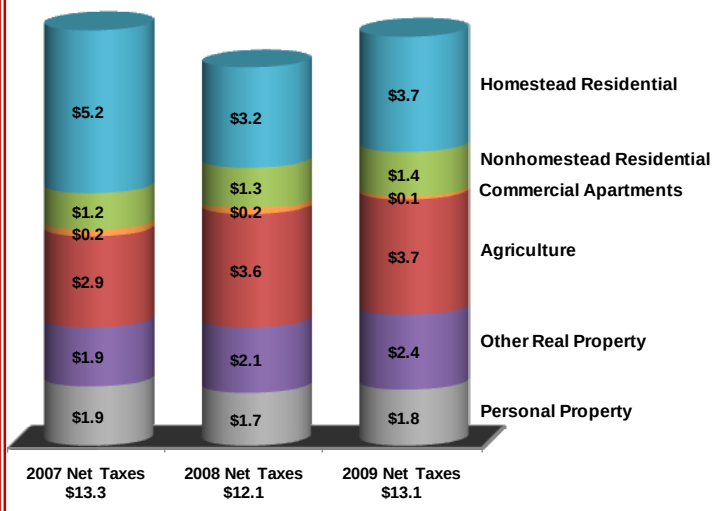
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Tipton County
(In Millions)



In Tipton County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw an 7.7% increase in average property tax bills. Average tax bills on commercial apartments decreased 50%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.8% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 14.3%. Personal property, which is largely business equipment, saw a 5.9% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Tipton County
$226,343

Percentage share of circuit breaker tax cap credits by cap category…

Tipton County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$18,762,104***	***$19,830,120***	***$13,912,529***	***5.7%***	***-29.8%***	***3.2%***
State Unit	19,404	20,429	0	5.3%	-100.0%	
Tipton County	2,975,263	3,419,263	3,045,729	14.9%	-10.9%	1.6%
Cicero Township	235,811	243,664	245,534	3.3%	0.8%	0.8%
Jefferson Township	48,772	50,915	50,894	4.4%	0.0%	0.0%
Liberty Township	62,891	65,890	63,999	4.8%	-2.9%	-2.9%
Madison Township	92,354	96,794	101,083	4.8%	4.4%	4.4%
Prairie Township	12,749	13,359	13,889	4.8%	4.0%	4.0%
Wildcat Township	114,762	114,702	114,523	-0.1%	-0.2%	-0.2%
Elwood Civil City	12,992	13,683	12,878	5.3%	-5.9%	1.0%
Tipton Civil City	2,616,485	2,610,040	2,747,794	-0.2%	5.3%	10.6%
Kempton Civil Town	59,170	62,653	63,988	5.9%	2.1%	2.1%
Sharpsville Civil Town	122,339	129,493	132,718	5.8%	2.5%	2.5%
Windfall Civil Town	138,360	139,661	153,542	0.9%	9.9%	9.9%
Northern Community Schools Tipton County	3,961,945	4,211,101	2,196,965	6.3%	-47.8%	-5.8%
Tipton Community School Corporation	7,469,802	7,764,292	4,081,127	3.9%	-47.4%	5.8%
Tipton County Public Library	715,518	766,079	775,564	7.1%	1.2%	1.2%
Tipton County Solid Waste Management District	103,487	108,102	112,302	4.5%	3.9%	3.9%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Tipton County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Cicero Township	213.5	193.1	-9.6%	4,234,338	2,790,586	-34.1%	1.9830	1.4452	26.17%	49.15%	7.64%	3.42%	5.58%
Tipton City	172.0	153.4	-10.8%	5,836,076	4,806,127	-17.6%	3.3934	3.1325	20.64%	50.89%	7.64%	6.84%	10.22%
Jefferson Township	79.3	71.7	-9.6%	1,538,328	1,001,075	-34.9%	1.9402	1.3970	26.45%	49.01%	7.64%	3.08%	5.20%
Kempton Town	8.6	6.5	-24.3%	225,105	151,704	-32.6%	2.6255	2.3374	24.48%	54.55%	7.64%	0.83%	1.31%
Liberty Township	105.9	86.9	-18.0%	2,164,347	1,285,551	-40.6%	2.0439	1.4799	24.62%	47.03%	7.64%	1.74%	3.11%
Sharpsville Town	16.4	12.8	-22.2%	458,490	315,840	-31.1%	2.7924	2.4726	22.83%	52.44%	7.64%	0.25%	0.44%
Madison Township	90.5	81.1	-10.4%	1,796,160	1,177,356	-34.5%	1.9847	1.4525	26.41%	49.86%	7.64%	2.68%	4.67%
Elwood City	0.8	0.8	-8.6%	29,429	23,164	-21.3%	3.5711	3.0766	20.14%	50.69%	7.64%	0.22%	0.33%
Prairie Township	86.7	78.0	-10.1%	1,734,877	1,113,653	-35.8%	2.0000	1.4274	24.92%	47.00%	7.64%	1.71%	2.84%
Wildcat Township	57.0	55.7	-2.3%	1,230,118	887,037	-27.9%	2.1585	1.5929	23.91%	47.17%	7.64%	16.75%	25.70%
Windfall Town	18.9	14.3	-24.2%	530,291	367,925	-30.6%	2.8048	2.5683	22.22%	50.92%	7.64%	1.02%	1.76%
County Totals/Averages	**849.7**	**754.2**	**-11.2%**	**19,777,558**	**13,920,017**	**-29.6%**	**2.3297**	**1.8459**	**24.03%**	**49.40%**	**7.64%**	**4.19%**	**6.80%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Tipton County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Tipton County	3,045,729	368	26,811	0	2,781	29,961
Cicero Township	245,534	11	828	0	223	1,063
Jefferson Township	50,894	0	0	0	26	26
Liberty Township	63,999	0	0	0	7	7
Madison Township	101,083	0	0	0	67	67
Prairie Township	13,889	0	0	0	4	4
Wildcat Township	114,523	1	122	0	54	178
Elwood Civil City	12,878	0	5	0	0	5
Tipton Civil City	2,747,794	1,609	116,365	0	6,094	124,068
Kempton Civil Town	63,988	0	0	0	336	336
Sharpsville Civil Town	132,718	0	0	0	109	109
Windfall Civil Town	153,542	14	1,511	0	300	1,824
Northern Community Schools Tipton County	2,196,965	11	1,251	0	723	1,986
Tipton Community School Corporation	4,081,127	724	52,362	0	4,893	57,979
Tipton County Public Library	775,564	94	6,827	0	708	7,629
Tipton County Solid Waste	112,302	14	987	0	102	1,104
Total - All Taxing Units	**13,912,529**	**2,846**	**207,070**	**0**	**16,427**	**226,343**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

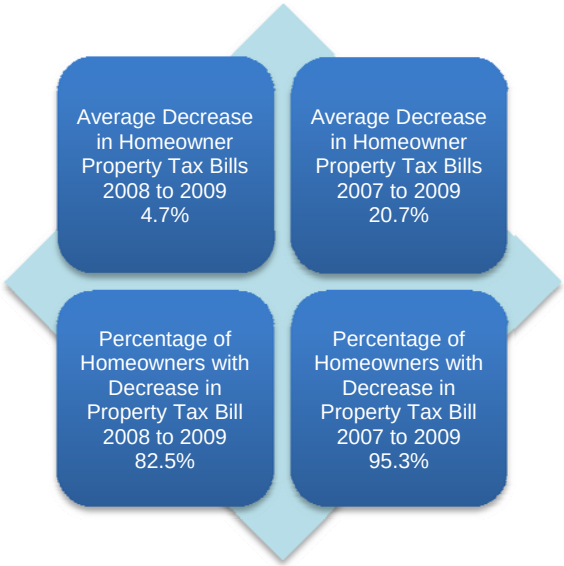
2009 UNION COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Union County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	65	3.5%	42	2.3%
10% to 19%	151	8.1%	14	0.8%
1% to 9%	103	5.6%	23	1.2%
0%	6	0.3%	8	0.4%
-1% to -9%	754	40.6%	149	8.0%
-10% to -19%	325	17.5%	363	19.6%
-20% to -29%	217	11.7%	660	35.6%
-30% to -39%	87	4.7%	310	16.7%
-40% to -49%	34	1.8%	137	7.4%
-50% to -59%	24	1.3%	34	1.8%
-60% to -69%	20	1.1%	31	1.7%
-70% to -79%	17	0.9%	22	1.2%
-80% to -89%	10	0.5%	18	1.0%
-90% to -99%	7	0.4%	11	0.6%
-100%	35	1.9%	33	1.8%
Total	1,855	100.0%	1,855	100.0%
Higher Tax Bill	319	17.2%	79	4.3%
No Change	6	0.3%	8	0.4%
Lower Tax Bill	1,530	82.5%	1,768	95.3%
Average Change in Tax Bill	-4.7%		-20.7%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Union County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-11.2%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-24.9%	-30.6%
State PTRC Percentage, 2008	20.1%	20.1%
Total State Homestead Credit, 2008	36.7%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Union County decreased by 4.7%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were almost offset by the elimination of the property tax replacement credits and the state homestead credits. Union County did not adopt a local option income tax for property tax relief, and few Union County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Union County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

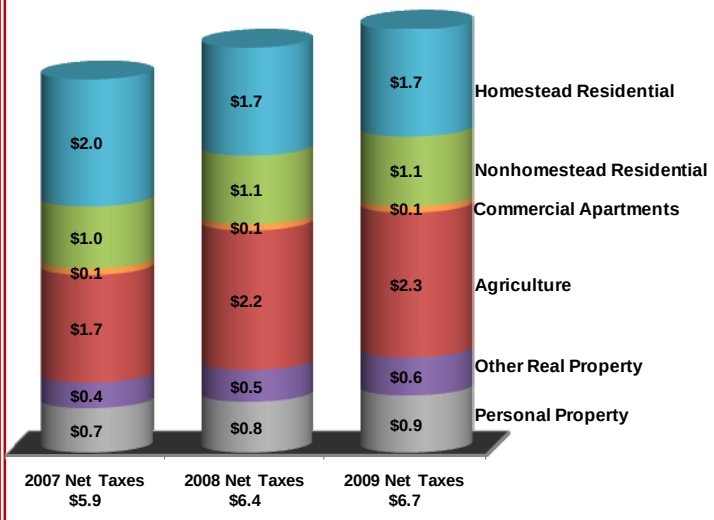
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Union County
(In Millions)



In Union County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw no significant change in average property tax bills. Average tax bills on commercial apartments decreased 5.6%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1.6% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 14.8%. Personal property, which is largely business equipment, saw a 12.5% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Union County $119,131

Percentage share of circuit breaker tax cap credits by cap category…

Union County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$7,908,601***	***$9,057,896***	***$6,827,796***	***14.5%***	***-24.6%***	***7.3%***
State Unit	7,842	8,431	0	7.5%	-100.0%	
Union County	2,080,729	1,871,357	1,520,665	-10.1%	-18.7%	4.3%
Brownsville Township	13,613	14,801	15,621	8.7%	5.5%	5.5%
Center Township	22,880	24,142	25,570	5.5%	5.9%	5.9%
Harmony Township	16,145	16,111	17,917	-0.2%	11.2%	11.2%
Harrison Township	15,375	16,074	16,865	4.5%	4.9%	4.9%
Liberty Township	17,991	18,830	19,236	4.7%	2.2%	2.2%
Union Township	12,991	13,885	14,595	6.9%	5.1%	5.1%
Liberty Civil Town	514,116	559,885	575,420	8.9%	2.8%	2.8%
West College Corner Civil Town	62,276	75,818	76,796	21.7%	1.3%	1.3%
Union County School Corporation	4,789,795	6,051,433	4,151,733	26.3%	-31.4%	9.9%
Union County Public Library	354,848	387,129	393,378	9.1%	1.6%	1.6%
W. U. R. Solid Waste Management District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Union County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Brownsville Township	37.3	32.3	-13.5%	898,364	641,829	-28.6%	2.4076	1.9878	20.30%	35.04%	7.51%	0.00%	0.00%
Center Township	64.8	61.5	-5.0%	1,555,373	1,216,616	-21.8%	2.4014	1.9771	20.24%	34.79%	7.51%	0.00%	0.00%
Liberty Town	50.0	41.4	-17.1%	1,746,488	1,374,862	-21.3%	3.4952	3.3207	19.30%	41.95%	7.51%	0.00%	0.00%
Harmony Township	43.8	39.5	-9.8%	1,053,928	784,967	-25.5%	2.4047	1.9856	20.26%	34.89%	7.51%	0.00%	0.00%
Harrison Township	41.4	38.5	-7.0%	995,281	762,757	-23.4%	2.4068	1.9836	20.31%	35.05%	7.51%	0.00%	0.00%
Liberty Township	45.6	37.6	-17.7%	1,099,790	748,217	-32.0%	2.4092	1.9908	20.25%	34.91%	7.51%	0.00%	0.00%
Union Township	54.4	49.7	-8.5%	1,300,057	977,912	-24.8%	2.3910	1.9666	20.32%	34.87%	7.51%	0.00%	0.00%
West College Corner Town	14.4	11.7	-18.8%	417,689	304,807	-27.0%	2.9062	2.6130	19.77%	38.94%	7.51%	0.00%	0.00%
County Totals/Averages	**351.6**	**312.2**	**-11.2%**	**9,066,969**	**6,811,967**	**-24.9%**	**2.5784**	**2.1835**	**20.06%**	**36.71%**	**7.51%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Union County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Union County	1,520,665	41	17,660	0	17	17,718
Brownsville Township	15,621	0	0	0	0	0
Center Township	25,570	1	205	0	0	206
Harmony Township	17,917	0	0	0	2	2
Harrison Township	16,865	0	0	0	0	0
Liberty Township	19,236	0	0	0	0	0
Union Township	14,595	0	29	0	0	29
Liberty Civil Town	575,420	117	46,394	0	0	46,511
West College Corner Civil Town	76,796	0	1,703	0	0	1,703
Union County School Corporation	4,151,733	113	48,219	0	47	48,379
Union County Public Library	393,378	11	4,568	0	5	4,583
W. U. R. Solid Waste Management District	0	0	0	0	0	0
Total - All Taxing Units	**6,827,796**	**283**	**118,777**	**0**	**71**	**119,131**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

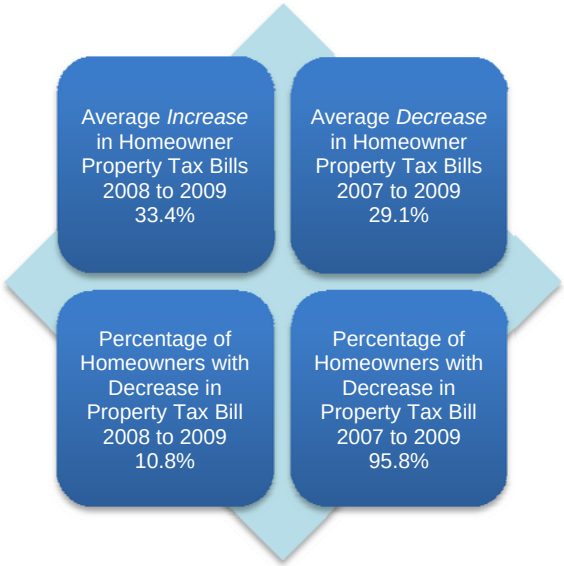
2009 VANDERBURGH COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Vanderburgh County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	29,274	68.3%	748	1.7%
10% to 19%	5,736	13.4%	255	0.6%
1% to 9%	2,892	6.7%	478	1.1%
0%	341	0.8%	333	0.8%
-1% to -9%	1,126	2.6%	1,170	2.7%
-10% to -19%	463	1.1%	3,116	7.3%
-20% to -29%	338	0.8%	12,204	28.5%
-30% to -39%	395	0.9%	13,182	30.8%
-40% to -49%	307	0.7%	6,179	14.4%
-50% to -59%	270	0.6%	1,702	4.0%
-60% to -69%	231	0.5%	928	2.2%
-70% to -79%	186	0.4%	673	1.6%
-80% to -89%	149	0.3%	518	1.2%
-90% to -99%	122	0.3%	318	0.7%
-100%	1037	2.4%	1063	2.5%
Total	42,867	100.0%	42,867	100.0%
Higher Tax Bill	37,902	88.4%	1,481	3.5%
No Change	341	0.8%	333	0.8%
Lower Tax Bill	4,624	10.8%	41,053	95.8%
Average Change in Tax Bill	33.4%		-29.1%	

Note: Percentages may not total due to rounding.

Note: 2009 billing data adjusted for reinstatement of county homestead credit.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.).

Factors Affecting Homeowner Tax Bills	Vanderburgh County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.2%	-30.6%
State PTRC Percentage, 2008	22.6%	20.1%
Total State Homestead Credit, 2008	52.7%	39.5%
Total State Homestead Credit, 2009	7.1%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Vanderburgh County increased by 33.4%. Vanderburgh County taxpayers saw much larger-than-average state property tax replacement and state homestead credit rates in 2008. The loss of this tax relief more than offset lower tax rates and the added supplemental homestead deduction, so average homeowner tax bills increased in 2009. Vanderburgh County did not adopt a local option income tax for property tax relief, and a few elderly Vanderburgh County homeowners were eligible for the circuit breaker tax cap credits.

2009 Property Tax Changes:

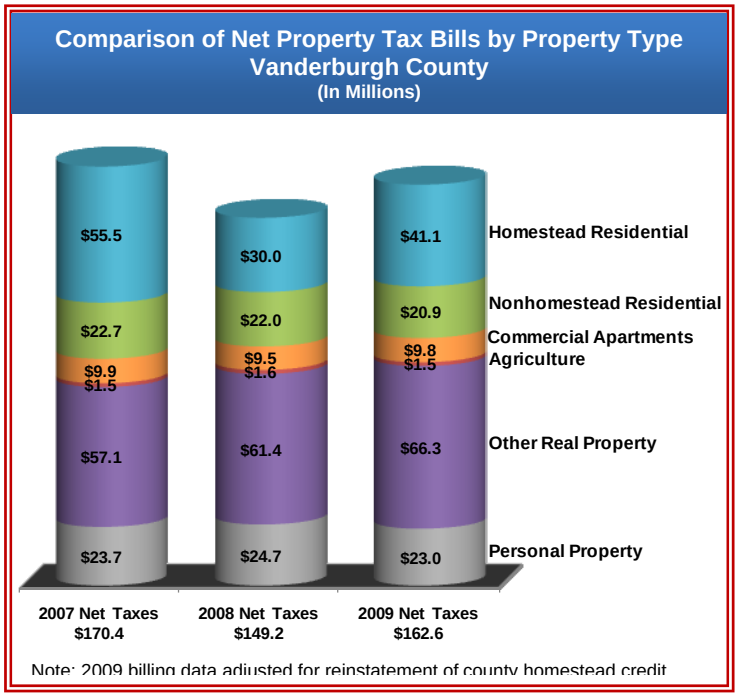
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Vanderburgh County, as they were in most Indiana counties.



In Vanderburgh County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 5.0% decline in average property tax bills. Average tax bills on commercial apartments increased 3.2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 6.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 8.0%. Personal property, which is largely business equipment, saw a 6.9% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Vanderburgh County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$224,338,903***	***$222,695,334***	***$152,738,507***	***-0.7%***	***-31.4%***	***2.2%***
State Unit	195,594	197,032	0	0.7%	-100.0%	
Vanderburgh County	54,359,053	52,905,397	42,607,632	-2.7%	-19.5%	2.4%
Armstrong Township	59,207	61,381	63,803	3.7%	3.9%	3.9%
Center Township	809,835	884,913	782,916	9.3%	-11.5%	-11.5%
German Township	167,766	171,809	237,987	2.4%	38.5%	38.5%
Perry Township	385,005	394,865	390,729	2.6%	-1.0%	-1.0%
Knight Township	496,128	440,559	478,717	-11.2%	8.7%	8.7%
Pigeon Township	1,000,677	1,099,177	1,144,035	9.8%	4.1%	4.1%
Scott Township	554,322	512,901	548,685	-7.5%	7.0%	7.0%
Union Township	27,887	29,389	59,508	5.4%	102.5%	102.5%
Evansville Civil City	57,059,298	57,444,952	53,900,854	0.7%	-6.2%	3.1%
Darmstadt Civil Town	90,474	94,858	129,525	4.8%	36.5%	36.5%
Evansville-Vanderburgh School Corporation	96,868,244	95,971,175	38,977,305	-0.9%	-59.4%	-1.0%
Evansville-Vanderburgh County Public Library	10,855,502	11,066,651	11,549,090	1.9%	4.4%	4.4%
Vanderburgh County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Evansville Levee Authority	1,409,911	1,420,275	1,867,721	0.7%	31.5%	31.5%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Vanderburgh County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Armstrong Township	91.7	86.2	-6.0%	1,942,922	1,325,166	-31.8%	2.1193	1.5374	24.49%	50.55%	7.10%	6.85%	6.64%
Darmstadt Town-Armstrong Twp	2.3	2.0	-16.5%	50,354	32,229	-36.0%	2.1562	1.6519	24.71%	51.79%	7.10%	7.23%	6.94%
Center Township	1302.5	1002.1	-23.1%	27,471,787	15,293,512	-44.3%	2.1092	1.5262	24.60%	50.68%	7.10%	6.89%	6.70%
Evansville City-Center Township	806.1	705.8	-12.4%	25,051,044	18,151,751	-27.5%	3.1075	2.5717	21.56%	54.22%	7.10%	7.97%	8.05%
Darmstadt Town Center Township	3.4	2.4	-30.4%	73,605	39,468	-46.4%	2.1733	1.6736	24.57%	51.70%	7.10%	7.20%	6.91%
German Township	334.4	269.2	-19.5%	7,034,816	4,177,931	-40.6%	2.1034	1.5520	24.76%	51.01%	7.10%	6.99%	6.64%
Darmstadt Town-German Township	0.9	0.8	-18.3%	19,982	12,570	-37.1%	2.1562	1.6606	24.70%	51.80%	7.10%	7.23%	6.92%
Perry Township	617.8	502.0	-18.7%	13,011,317	7,675,427	-41.0%	2.1062	1.5291	24.77%	51.09%	7.10%	7.02%	6.85%
Evansville City-Perry Township	323.6	270.2	-16.5%	10,063,599	6,949,945	-30.9%	3.1095	2.5725	21.60%	54.36%	7.10%	8.01%	8.09%
Knight Township	353.3	331.7	-6.1%	7,436,502	5,071,643	-31.8%	2.1047	1.5292	24.65%	50.74%	7.10%	6.91%	6.73%
Evansville City-Knight Township	2576.1	2227.5	-13.5%	79,874,112	57,070,246	-28.5%	3.1006	2.5621	21.60%	54.27%	7.10%	7.98%	8.06%
Pigeon Township	13.7	12.8	-6.7%	312,599	219,668	-29.7%	2.2761	1.7147	24.26%	52.49%	7.10%	7.44%	7.40%
Evansville City-Pigeon Township	1256.5	1172.4	-6.7%	39,919,448	31,033,621	-22.3%	3.1770	2.6470	21.49%	54.58%	7.10%	8.07%	8.18%
Scott Township	574.6	476.0	-17.2%	12,302,229	7,509,946	-39.0%	2.1410	1.5777	24.38%	50.65%	7.10%	6.88%	6.66%
Darmstadt Town-Scott Township	85.3	64.5	-24.4%	1,845,490	1,073,825	-41.8%	2.1638	1.6661	24.63%	51.72%	7.10%	7.21%	6.88%
Union Township - Real	22.8	19.1	-16.2%	475,478	299,351	-37.0%	2.1823	1.5663	24.23%	50.91%	7.10%	6.96%	6.35%
Union Township - Personal	0.0	3.2		0	55,290		0.0000	1.7341	0.00%	0.00%	7.10%	0.00%	6.35%
County Totals/Averages	**8,365.2**	**7,147.6**	**-14.6%**	**226,885,283**	**155,991,590**	**-31.2%**	**2.7126**	**2.1835**	**22.57%**	**52.70%**	**7.10%**	**7.51%**	**7.44%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Vanderburgh County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Vanderburgh County	42,607,632	0	160,620	0	4,722	165,342
Armstrong Township	63,803	0	0	0	27	27
Center Township	782,916	0	448	0	66	513
German Township	237,987	0	0	0	8	8
Perry Township	390,729	0	401	0	34	434
Knight Township	478,717	0	1,076	0	49	1,125
Pigeon Township	1,144,035	0	13,270	0	144	13,414
Scott Township	548,685	0	0	0	4	4
Union Township	59,508	0	0	0	0	0
Evansville Civil City	53,900,854	0	315,825	0	7,387	323,212
Darmstadt Civil Town	129,525	0	0	0	13	13
Evansville-Vanderburgh School Corporation	38,977,305	0	147,403	0	4,326	151,728
Evansville-Vanderburgh County Public Library	11,549,090	0	43,673	0	1,282	44,955
Vanderburgh County Solid Waste Mgt. District	0	0	0	0	0	0
Evansville Levee Authority	1,867,721	0	7,061	0	207	7,268
City of Evansville Redevelopment	0	0	0	0	0	0
Vanderburgh County Redevelopment	0	0	0	0	0	0
Total - All Taxing Units	**152,738,507**	**0**	**689,777**	**0**	**18,269**	**708,045**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

Circuit breaker data adjusted for reinstatement of county homestead credit

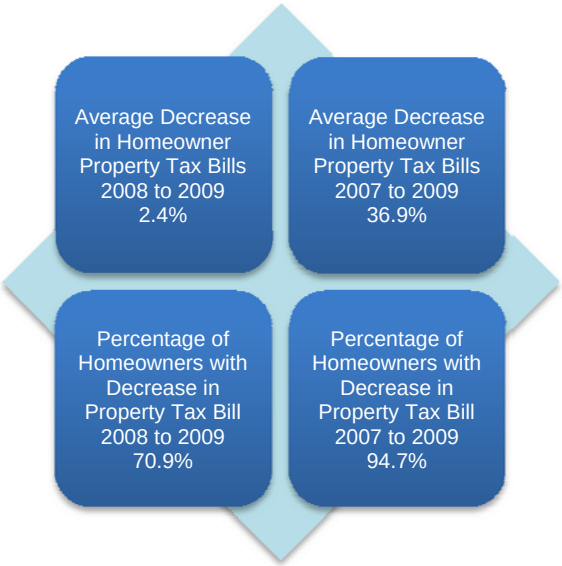
2009 VERMILLION COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Vermillion County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	298	6.4%	104	2.2%
10% to 19%	424	9.1%	21	0.5%
1% to 9%	536	11.5%	40	0.9%
0%	101	2.2%	81	1.7%
-1% to -9%	795	17.0%	71	1.5%
-10% to -19%	1,021	21.9%	226	4.8%
-20% to -29%	619	13.3%	642	13.8%
-30% to -39%	327	7.0%	982	21.1%
-40% to -49%	149	3.2%	967	20.7%
-50% to -59%	111	2.4%	732	15.7%
-60% to -69%	48	1.0%	375	8.0%
-70% to -79%	34	0.7%	137	2.9%
-80% to -89%	29	0.6%	76	1.6%
-90% to -99%	12	0.3%	30	0.6%
-100%	161	3.5%	181	3.9%
Total	4,665	100.0%	4,665	100.0%
Higher Tax Bill	1,258	27.0%	165	3.5%
No Change	101	2.2%	81	1.7%
Lower Tax Bill	3,306	70.9%	4,419	94.7%
Average Change in Tax Bill	-2.4%		-36.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Vermillion County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-5.6%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-30.4%	-30.6%
State PTRC Percentage, 2008	20.4%	20.1%
Total State Homestead Credit, 2008	43.8%	39.5%
Total State Homestead Credit, 2009	7.9%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Vermillion County decreased by 2.4%. Vermillion County saw a smaller-than-average reduction in assessed value in 2009, which allowed tax rates to fall nearly as much as the eliminated tax levies. But Vermillion County had higher-than-average homestead credit rate in 2008. The loss of this tax relief nearly offset the effect of the lower tax rates, which left homeowner tax bills with a small average

2009 Property Tax Changes:

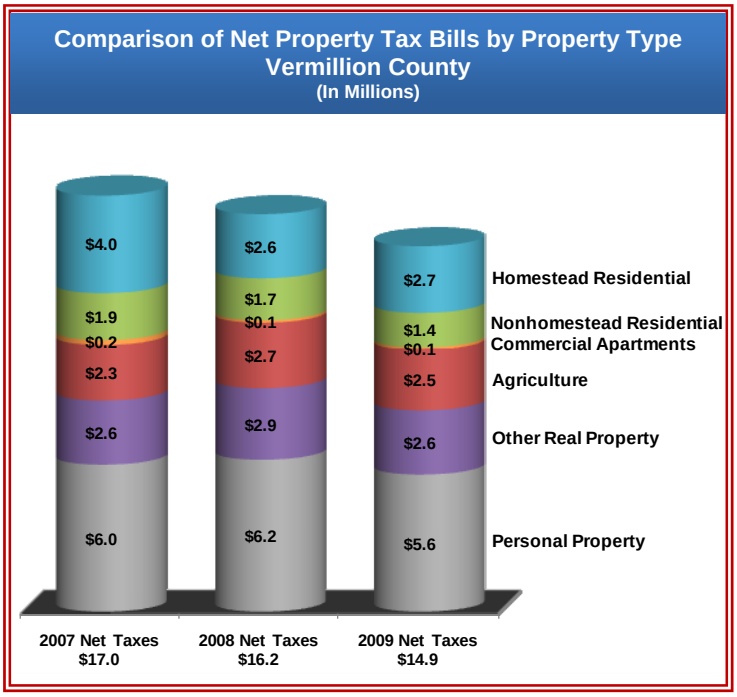
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

decrease in 2009. Vermillion did not adopt a local option income tax for property tax relief, and few Vermillion County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Vermillion County, as they were in almost all Indiana counties.



In Vermillion County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 17.6% decline in average property tax bills. Average tax bills on commercial apartments did not change. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 7.4% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 10.3%. Personal property, which is largely business equipment, saw a 9.7% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Vermillion County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$21,626,801***	***$21,799,168***	***$15,087,193***	***0.8%***	***-30.8%***	***-6.2%***
State Unit	18,536	19,643	0	6.0%	-100.0%	
Vermillion County	5,797,853	6,264,342	5,789,070	8.0%	-7.6%	4.4%
Clinton Township	236,783	224,459	210,999	-5.2%	-6.0%	-6.0%
Eugene Township	83,184	87,995	95,290	5.8%	8.3%	8.3%
Helt Township	223,276	231,217	240,513	3.6%	4.0%	4.0%
Highland Township	55,714	56,274	59,039	1.0%	4.9%	4.9%
Vermillion Township	59,525	47,762	67,869	-19.8%	42.1%	42.1%
Clinton Civil City	815,554	865,996	764,693	6.2%	-11.7%	-7.2%
Cayuga Civil Town	170,569	176,872	183,211	3.7%	3.6%	3.6%
Dana Civil Town	73,059	73,418	77,868	0.5%	6.1%	6.1%
Fairview Park Civil Town	81,963	84,549	80,685	3.2%	-4.6%	-4.6%
Newport Civil Town	25,901	26,433	24,884	2.1%	-5.9%	-5.9%
Perrysville Civil Town	29,030	30,079	30,301	3.6%	0.7%	0.7%
Universal Civil Town	6,801	6,685	7,487	-1.7%	12.0%	12.0%
North Vermillion Community School Corp.	4,687,351	4,748,637	1,698,374	1.3%	-64.2%	-38.1%
South Vermillion Community School Corp.	8,386,404	7,965,460	4,836,583	-5.0%	-39.3%	-3.9%
Clinton Public Library	478,714	491,882	508,955	2.8%	3.5%	3.5%
Vermillion County Public Library	396,584	397,465	411,372	0.2%	3.5%	3.5%
Vermillion County Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Vermillion County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Clinton Township	104.5	85.1	-18.6%	2,882,658	1,954,232	-32.2%	2.7591	2.2975	20.17%	42.46%	7.89%	0.00%	0.00%
Clinton Civil City	96.4	80.3	-16.7%	3,442,187	2,543,731	-26.1%	3.5720	3.1688	19.01%	45.59%	7.89%	0.00%	0.00%
Fairview Park Civil Town	31.9	23.2	-27.3%	938,276	594,967	-36.6%	2.9400	2.5639	19.77%	43.08%	7.89%	0.00%	0.00%
Universal Civil Town	4.5	3.4	-25.9%	128,125	82,058	-36.0%	2.8227	2.4387	20.27%	43.32%	7.89%	0.00%	0.00%
Eugene Township	158.0	178.4	12.9%	3,649,985	2,461,442	-32.6%	2.3108	1.3798	21.40%	42.85%	7.89%	0.00%	0.00%
Cayuga Civil Town	19.5	16.4	-16.2%	622,892	405,199	-34.9%	3.1878	2.4735	19.93%	47.28%	7.89%	0.00%	0.00%
Helt Township	235.2	233.2	-0.9%	6,059,949	4,778,196	-21.2%	2.5760	2.0487	21.09%	42.88%	7.89%	0.00%	0.00%
Dana Civil Town	10.7	9.0	-15.9%	343,076	257,203	-25.0%	3.2188	2.8707	20.12%	46.18%	7.89%	0.00%	0.00%
Highland Township	71.5	66.4	-7.1%	1,670,076	940,190	-43.7%	2.3345	1.4153	21.34%	43.02%	7.89%	0.00%	0.00%
Perrysville Civil Town	7.3	5.2	-28.2%	196,499	101,348	-48.4%	2.6947	1.9356	20.65%	45.20%	7.89%	0.00%	0.00%
Vermillion Township	71.1	66.0	-7.3%	1,651,294	941,113	-43.0%	2.3213	1.4267	21.49%	43.23%	7.89%	0.00%	0.00%
Newport Civil Town	6.2	4.8	-22.8%	168,740	91,796	-45.6%	2.7373	1.9293	20.55%	45.35%	7.89%	0.00%	0.00%
County Totals/Averages	**816.8**	**771.3**	**-5.6%**	**21,753,756**	**15,151,474**	**-30.4%**	**2.6635**	**1.9817**	**20.40%**	**43.83%**	**7.89%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Vermillion County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Vermillion County	5,789,070	1,545	0	0	33	1,578
Clinton Township	210,999	316	0	0	7	323
Eugene Township	95,290	0	0	0	0	0
Helt Township	240,513	0	0	0	0	0
Highland Township	59,039	0	0	0	0	0
Vermillion Township	67,869	0	0	0	0	0
Clinton Civil City	764,693	0	0	0	0	0
Cayuga Civil Town	183,211	0	0	0	0	0
Dana Civil Town	77,868	0	0	0	0	0
Fairview Park Civil Town	80,685	0	0	0	0	0
Newport Civil Town	24,884	0	0	0	0	0
Perrysville Civil Town	30,301	0	0	0	0	0
Universal Civil Town	7,487	0	0	0	0	0
North Vermillion Community School Corporation	1,698,374	0	0	0	0	0
South Vermillion Community School Corporation	4,836,583	2,312	0	0	49	2,361
Clinton Public Library	508,955	540	0	0	11	551
Vermillion County Public Library	411,372	0	0	0	0	0
Vermillion County Solid Waste Management	0	0	0	0	0	0
Total - All Taxing Units	**15,087,193**	**4,713**	**0**	**0**	**100**	**4,813**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

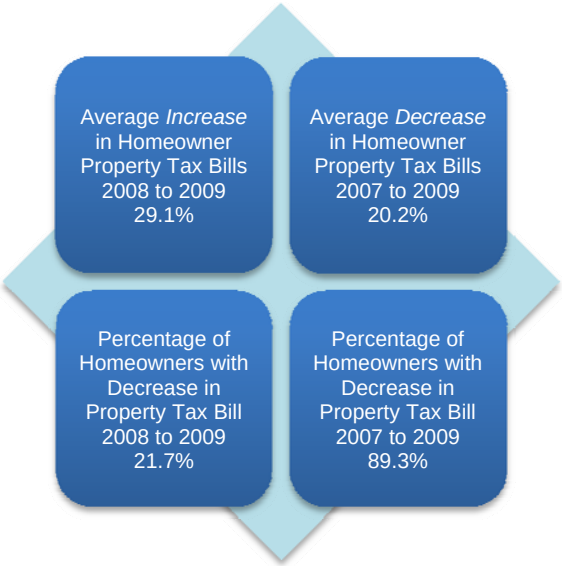
2009 VIGO COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Vigo County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	12,992	52.5%	405	1.6%
10% to 19%	3,042	12.3%	515	2.1%
1% to 9%	2,925	11.8%	1,309	5.3%
0%	409	1.7%	414	1.7%
-1% to -9%	1,489	6.0%	2,579	10.4%
-10% to -19%	770	3.1%	4,569	18.5%
-20% to -29%	418	1.7%	5,161	20.9%
-30% to -39%	307	1.2%	4,177	16.9%
-40% to -49%	236	1.0%	2,225	9.0%
-50% to -59%	251	1.0%	796	3.2%
-60% to -69%	214	0.9%	447	1.8%
-70% to -79%	184	0.7%	362	1.5%
-80% to -89%	158	0.6%	318	1.3%
-90% to -99%	133	0.5%	240	1.0%
-100%	1217	4.9%	1228	5.0%
Total	24,745	100.0%	24,745	100.0%
Higher Tax Bill	18,959	76.6%	2,229	9.0%
No Change	409	1.7%	414	1.7%
Lower Tax Bill	5,377	21.7%	22,102	89.3%
Average Change in Tax Bill	29.1%		-20.2%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.).

Factors Affecting Homeowner Tax Bills	Vigo County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-11.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-23.3%	-30.6%
State PTRC Percentage, 2008	21.4%	20.1%
Total State Homestead Credit, 2008	54.3%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Vigo County increased by 29.1%. School general fund and county welfare levies were a smaller-than-average share of Vigo County's levy in 2008. The elimination of these levies provided less tax relief in Vigo than in most counties. Vigo County taxpayers saw higher-than-average state homestead credit rates in 2008. The loss of this tax relief added to homestead tax bills. Vigo did not adopt a local option income tax for property tax relief, and few Vigo County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Vigo County, as they were in most Indiana counties.

2009 Property Tax Changes:

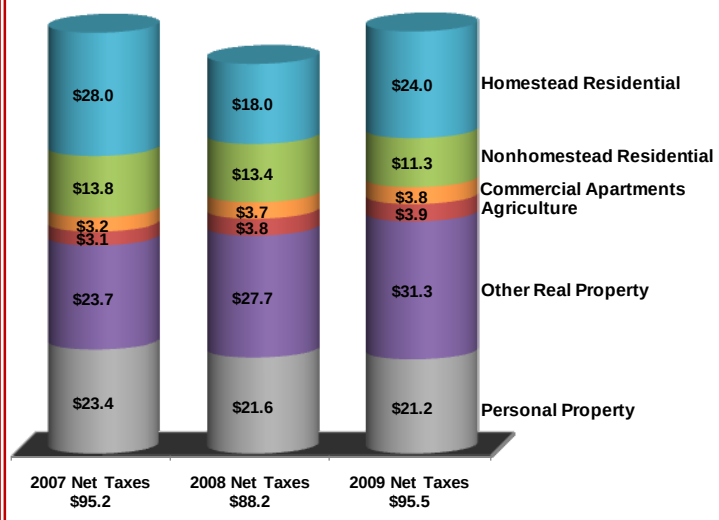
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Vigo County
(In Millions)



In Vigo County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 15.7% decline in average property tax bills. Average tax bills on commercial apartments increased 2.7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.6% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 13%. Personal property, which is largely business equipment, saw a 1.9% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Vigo County
$5,487,269

Percentage share of circuit breaker tax cap credits by cap category…

Vigo County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$122,885,843***	***$127,368,502***	***$98,329,769***	***3.6%***	***-22.8%***	***1.1%***
State Unit	94,815	96,410	0	1.7%	-100.0%	
Vigo County	29,507,336	27,645,613	25,349,846	-6.3%	-8.3%	8.5%
Fayette Township	68,214	80,600	81,252	18.2%	0.8%	0.8%
Harrison Township	551,125	567,449	595,999	3.0%	5.0%	5.0%
Honey Creek Township	32,647	33,285	34,598	2.0%	3.9%	3.9%
Linton Township	46,627	44,071	50,537	-5.5%	14.7%	14.7%
Lost Creek Township	88,211	90,279	95,228	2.3%	5.5%	5.5%
Nevins Township	52,621	55,680	55,849	5.8%	0.3%	0.3%
Otter Creek Township	211,259	221,038	212,220	4.6%	-4.0%	-4.0%
Pierson Township	60,468	89,036	78,580	47.2%	-11.7%	-11.7%
Prairie Creek Township	40,926	41,181	14,004	0.6%	-66.0%	-66.0%
Prairieton Township	12,848	13,689	14,320	6.5%	4.6%	4.6%
Riley Township	21,120	22,143	23,589	4.8%	6.5%	6.5%
Sugar Creek Township	156,841	189,585	198,799	20.9%	4.9%	4.9%
Terre Haute Civil City	27,348,936	27,461,719	26,549,975	0.4%	-3.3%	3.9%
Riley Civil Town	15,620	16,564	17,647	6.0%	6.5%	6.5%
Seelyville Civil Town	46,007	49,255	51,757	7.1%	5.1%	5.1%
West Terre Haute Civil Town	366,488	423,205	450,109	15.5%	6.4%	6.4%
Vigo County School Corporation	49,647,702	53,853,106	27,870,570	8.5%	-48.2%	-7.5%
Vigo County Public Library	4,444,471	4,631,705	4,820,393	4.2%	4.1%	4.1%
Terre Haute Sanitary District	7,000,751	8,071,997	7,776,807	15.3%	-3.7%	-3.7%
Hulman Field Airport	1,181,241	1,144,871	1,190,837	-3.1%	4.0%	4.0%
Honey Creek Fire Protection	1,247,781	1,517,727	1,787,364	21.6%	17.8%	17.8%
New Goshen Fire Protection District	107,763	125,010	124,029	16.0%	-0.8%	-0.8%
Lost Creek Fire Protection District	78,445	87,039	90,710	11.0%	4.2%	4.2%
Prairieton Fire Protection District	57,419	61,487	64,191	7.1%	4.4%	4.4%
Riley Fire Protection District	152,257	264,596	324,888	73.8%	22.8%	22.8%
Clay-Owen-Vigo Solid Waste Mgt. District	0	0	0			
Sugar Creek Township Fire District	245,904	470,162	405,671	91.2%	-13.7%	-13.7%
Vigo County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Terre Haute Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Vigo County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Fayette Township	48.5	41.5	-14.5%	1,094,440	728,595	-33.4%	2.2573	1.7566	24.25%	53.04%	7.52%	0.00%	0.00%
Terre Haute City-Harrison Town	1404.6	1246.9	-11.2%	56,133,257	45,323,436	-19.3%	3.9965	3.6348	20.43%	56.99%	7.52%	0.00%	0.00%
Honey Creek Township	144.5	136.8	-5.4%	3,447,323	2,594,751	-24.7%	2.3856	1.8973	23.53%	52.86%	7.52%	0.00%	0.00%
Honey Creek Township-Sanitary	565.9	504.7	-10.8%	15,144,346	11,165,532	-26.3%	2.6763	2.2122	21.03%	49.57%	7.52%	0.00%	0.00%
Terre Haute City-Honey Creek Twp	214.2	227.8	6.4%	8,481,737	8,181,136	-3.5%	3.9597	3.5909	20.45%	56.87%	7.52%	0.00%	0.00%
Linton Township	75.0	68.2	-9.0%	1,672,147	1,177,814	-29.6%	2.2300	1.7263	24.52%	53.36%	7.52%	0.00%	0.00%
Lost Creek Township	92.9	72.9	-21.5%	2,084,072	1,275,979	-38.8%	2.2426	1.7499	24.59%	53.76%	7.52%	0.00%	0.00%
Lost Creek Township-Sanitary	76.8	61.8	-19.5%	1,945,075	1,276,331	-34.4%	2.5333	2.0648	21.83%	50.12%	7.52%	0.00%	0.00%
Terre Haute City-Lost Creek Twp	214.9	164.0	-23.7%	8,551,131	5,930,571	-30.6%	3.9783	3.6169	20.44%	56.93%	7.52%	0.00%	0.00%
Seelyville Town	21.9	19.0	-13.4%	605,121	444,223	-26.6%	2.7574	2.3371	21.49%	51.58%	7.52%	0.00%	0.00%
Nevins Township	68.4	56.6	-17.2%	1,543,434	996,849	-35.4%	2.2564	1.7599	24.39%	53.41%	7.52%	0.00%	0.00%
Otter Creek Township	135.9	114.4	-15.8%	3,038,933	1,984,489	-34.7%	2.2369	1.7342	24.43%	53.21%	7.52%	0.00%	0.00%
Otter Creek Township-Sanitary	220.7	176.1	-20.2%	5,579,149	3,607,920	-35.3%	2.5276	2.0491	21.68%	49.65%	7.52%	0.00%	0.00%
Terre Haute City-Otter Creek Twp	2.9	3.1	6.8%	116,346	112,809	-3.0%	3.9668	3.6011	20.44%	56.84%	7.52%	0.00%	0.00%
Pierson Township	85.9	77.5	-9.8%	1,958,261	1,365,989	-30.2%	2.2786	1.7627	24.02%	52.71%	7.52%	0.00%	0.00%
Prairie Creek Township	47.2	42.4	-10.0%	1,067,179	754,043	-29.3%	2.2623	1.7770	24.42%	53.59%	7.52%	0.00%	0.00%
Prairieton Township	38.7	35.2	-9.0%	916,272	627,936	-31.5%	2.3694	1.7847	24.27%	54.68%	7.52%	0.00%	0.00%
Riley Township	120.2	97.2	-19.1%	2,840,752	1,877,935	-33.9%	2.3628	1.9318	23.97%	53.77%	7.52%	0.00%	0.00%
Riley Township-Sanitary	26.0	22.0	-15.3%	688,902	493,957	-28.3%	2.6535	2.2467	21.40%	50.31%	7.52%	0.00%	0.00%
Riley Town	6.1	4.7	-22.4%	159,557	108,312	-32.1%	2.6365	2.3078	23.38%	55.46%	7.52%	0.00%	0.00%
Sugar Creek Township	170.2	132.9	-21.9%	4,247,679	2,687,894	-36.7%	2.4962	2.0220	23.35%	53.78%	7.52%	0.00%	0.00%
West Terre Haute Town	35.2	34.6	-1.7%	1,302,735	1,150,140	-11.7%	3.6973	3.3221	21.65%	58.81%	7.52%	0.00%	0.00%
Terre Haute City -- Riley Town	5.9	5.4	-9.1%	234,977	194,043	-17.4%	3.9701	3.6052	20.45%	56.91%	7.52%	0.00%	0.00%
Linton Township - Sanitary	21.2	34.4	62.4%	568,391	764,780	34.6%	2.6851	2.2247	20.99%	49.56%	7.52%	0.00%	0.00%
Fayette New Goshen Fire	171.7	163.0	-5.1%	3,900,560	2,873,378	-26.3%	2.2715	1.7630	24.37%	53.56%	7.52%	0.00%	0.00%
County Totals/Averages	**4,015.4**	**3,543.2**	**-11.8%**	**127,321,776**	**97,698,843**	**-23.3%**	**3.1707**	**2.7579**	**21.37%**	**54.34%**	**7.52%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Vigo County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Vigo County	25,349,846	93,509	757,907	196,414	35,299	1,083,129
Fayette Township	81,252	2	0	0	62	64
Harrison Township	595,999	2,074	44,020	9,981	1,204	57,280
Honey Creek Township	34,598	3	79	193	16	291
Linton Township	50,537	0	0	0	80	80
Lost Creek Township	95,228	2,599	3,048	452	166	6,265
Nevins Township	55,849	0	0	0	67	67
Otter Creek Township	212,220	0	0	12	220	233
Pierson Township	78,580	0	0	0	12	12
Prairie Creek Township	14,004	0	0	0	7	7
Prairieton Township	14,320	0	0	0	18	18
Riley Township	23,589	0	10	21	58	89
Sugar Creek Township	198,799	21	2,629	0	527	3,177
Terre Haute Civil City	26,549,975	210,317	1,681,583	445,038	46,149	2,383,088
Riley Civil Town	17,647	0	0	0	45	45
Seelyville Civil Town	51,757	0	0	0	24	24
West Terre Haute Civil Town	450,109	17	28,807	0	313	29,137
Vigo County School Corporation	27,870,570	102,821	833,331	215,963	38,812	1,190,927
Vigo County Public Library	4,820,393	17,784	144,123	37,351	6,712	205,971
Terre Haute Sanitary	7,776,807	41,295	328,736	87,002	10,898	467,931
Hulman Field Airport	1,190,837	4,391	35,577	9,219	1,657	50,844
Honey Creek Fire Protection	1,787,364	169	0	0	844	1,013
New Goshen Fire Protection District	124,029	5	0	0	92	97
Lost Creek Fire Protection District	90,710	0	0	0	147	147
Prairieton Fire Protection District	64,191	0	0	0	54	54
Riley Fire Protection District	324,888	0	0	0	800	800
Clay-Owen-Vigo Solid Waste Management District	0	0	0	0	0	0
Sugar Creek Township Fire District	405,671	42	5,361	0	1,075	6,478
Vigo County Redevelopment Commission	0	0	0	0	0	0
Terre Haute Redevelopment Commission	0	0	0	0	0	0
Total - All Taxing Units	**98,329,769**	**475,052**	**3,865,211**	**1,001,647**	**145,359**	**5,487,269**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

2009 WABASH COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

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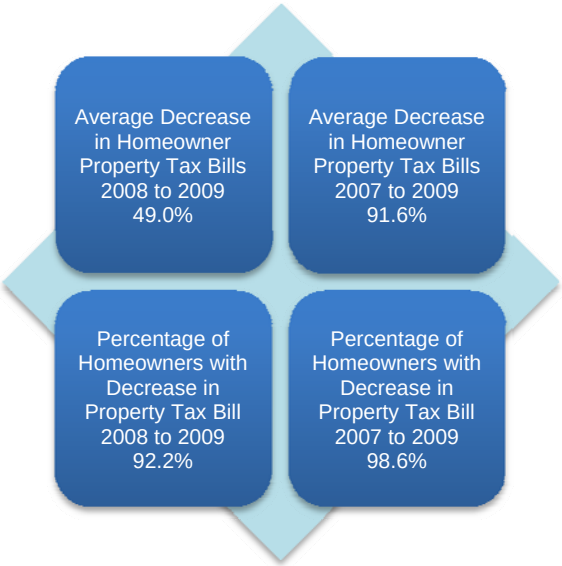
Wabash County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	145	1.7%	51	0.6%
10% to 19%	32	0.4%	5	0.1%
1% to 9%	186	2.2%	3	0.0%
0%	313	3.6%	64	0.7%
-1% to -9%	379	4.4%	4	0.0%
-10% to -19%	349	4.0%	5	0.1%
-20% to -29%	748	8.6%	14	0.2%
-30% to -39%	820	9.5%	27	0.3%
-40% to -49%	677	7.8%	80	0.9%
-50% to -59%	464	5.4%	175	2.0%
-60% to -69%	398	4.6%	355	4.1%
-70% to -79%	363	4.2%	622	7.2%
-80% to -89%	480	5.5%	1,047	12.1%
-90% to -99%	243	2.8%	2,918	33.7%
-100%	3054	35.3%	3281	37.9%
Total	8,651	100.0%	8,651	100.0%
Higher Tax Bill	363	4.2%	59	0.7%
No Change	313	3.6%	64	0.7%
Lower Tax Bill	7,975	92.2%	8,528	98.6%
Average Change in Tax Bill	-49.0%		-91.6%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Wabash County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.0%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-35.3%	-30.6%
State PTRC Percentage, 2008	25.2%	20.1%
Total State Homestead Credit, 2008	46.4%	39.5%
Total State Homestead Credit, 2009	13.6%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Wabash County decreased by 49.0%. Wabash saw a larger-than-average decrease in its gross levy in 2009, because Wabash County local taxing units decreased their tax levies and because the school general fund and county welfare funds were a larger than average share of the levy in 2008. This resulted in a larger-than-average reduction in tax rates. In addition, the county adopted a local option income tax for property tax relief in 2008, and it continued to reduce homeowner tax bills in 2009. All these factors contributed to a very large reduction in homeowner tax bills. No Wabash County homeowners were eligible for the circuit breaker tax cap credits.

2009 Property Tax Changes:

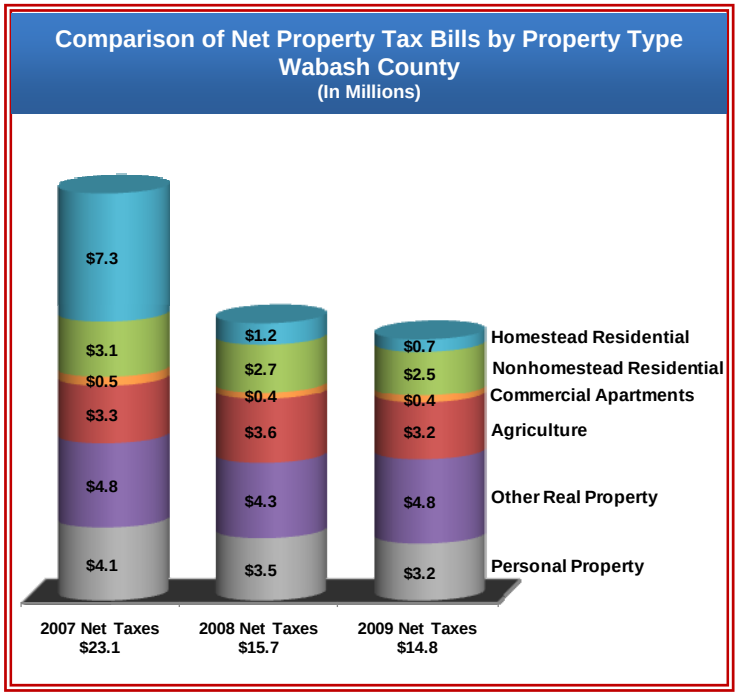
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Wabash County, as they were in most Indiana counties.

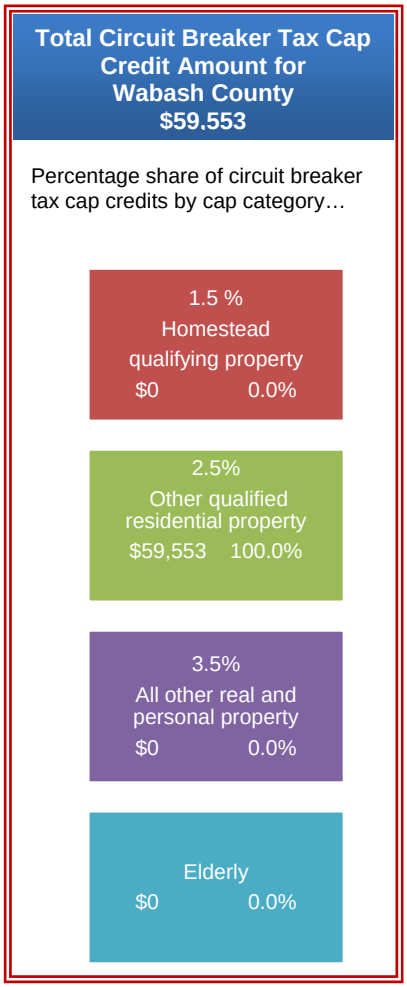


In Wabash County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 9.5% decline in average property tax bills. Tax bills on commercial apartments increased 8.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 10.6% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 10.1%. Personal property, which is largely business equipment, saw an 8.8% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Wabash County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$34,687,235***	***$34,850,276***	***$22,534,547***	***0.5%***	***-35.3%***	***-0.6%***
State Unit	31,077	31,803	0	2.3%	-100.0%	
Wabash County	6,482,195	6,478,421	4,203,535	-0.1%	-35.1%	-2.3%
Chester Township	240,304	238,158	239,761	-0.9%	0.7%	0.7%
Lagro Township	113,639	118,307	113,627	4.1%	-4.0%	-4.0%
Liberty Township	60,165	60,919	59,635	1.3%	-2.1%	-2.1%
Noble Township	199,781	198,260	201,142	-0.8%	1.5%	1.5%
Paw Paw Township	56,486	55,750	54,567	-1.3%	-2.1%	-2.1%
Pleasant Township	128,732	112,874	146,103	-12.3%	29.4%	29.4%
Waltz Township	17,531	17,538	17,636	0.0%	0.6%	0.6%
Wabash Civil City	5,822,783	5,798,394	5,429,783	-0.4%	-6.4%	4.9%
North Manchester Civil Town	1,513,877	1,435,115	1,516,664	-5.2%	5.7%	5.7%
Lafontaine Civil Town	142,369	137,547	139,263	-3.4%	1.2%	1.2%
Lagro Civil Town	56,495	62,011	62,228	9.8%	0.3%	0.3%
Roann Civil Town	71,006	77,277	76,258	8.8%	-1.3%	-1.3%
Manchester Community School Corporation	5,919,925	6,290,503	3,342,548	6.3%	-46.9%	-6.9%
M.S.D. Wabash County School Corporation	8,535,964	8,627,119	4,082,718	1.1%	-52.7%	-3.0%
Wabash City School Corporation	4,368,738	4,172,598	1,928,967	-4.5%	-53.8%	-0.7%
North Manchester Public Library	202,776	200,793	199,113	-1.0%	-0.8%	-0.8%
Roann Public Library	32,448	32,253	31,976	-0.6%	-0.9%	-0.9%
Wabash Public Library	690,944	704,636	689,023	2.0%	-2.2%	-2.2%
Wabash County Solid Waste Mgt District	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Wabash County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Chester Township	115.6	105.6	-8.7%	2,712,902	1,683,777	-37.9%	2.3466	1.5948	24.60%	40.22%	13.64%	56.59%	99.11%
North Manchester Town	150.1	122.4	-18.5%	4,936,241	3,487,347	-29.4%	3.2893	2.8496	22.55%	45.62%	13.64%	56.59%	99.11%
Lagro Township	130.6	111.6	-14.6%	2,411,223	1,288,763	-46.6%	1.8463	1.1552	27.91%	43.86%	13.64%	56.59%	99.11%
Lagro Town	6.3	4.9	-22.4%	175,214	115,963	-33.8%	2.7775	2.3683	24.95%	50.56%	13.64%	56.59%	99.11%
Liberty Township	74.6	64.6	-13.4%	1,367,449	737,776	-46.0%	1.8341	1.1421	27.97%	43.71%	13.64%	56.59%	99.11%
Lafontaine Town	16.3	12.4	-23.8%	427,232	273,452	-36.0%	2.6265	2.2055	25.02%	49.06%	13.64%	56.59%	99.11%
Noble Township	184.3	154.1	-16.4%	3,370,744	1,757,764	-47.9%	1.8290	1.1408	28.06%	43.85%	13.64%	56.59%	99.11%
Wabash City-Wabash Co. Schools	123.6	122.1	-1.2%	4,235,114	3,470,912	-18.0%	3.4273	2.8424	23.28%	51.35%	13.64%	56.59%	99.11%
Wabash City-Wabash City Schools	269.9	224.1	-16.9%	10,004,577	6,761,348	-32.4%	3.7073	3.0166	24.57%	50.76%	13.64%	56.59%	99.11%
Paw Paw Township	70.0	62.1	-11.4%	1,312,112	735,974	-43.9%	1.8737	1.1860	27.79%	44.19%	13.64%	56.59%	99.11%
Roann Town	8.3	5.8	-29.3%	228,975	143,178	-37.5%	2.7740	2.4547	24.80%	50.08%	13.64%	56.59%	99.11%
Pleasant Township	108.2	92.9	-14.2%	2,465,142	1,456,282	-40.9%	2.2780	1.5679	24.68%	39.28%	13.64%	56.59%	99.11%
Waltz Township	67.5	57.3	-15.1%	1,203,057	621,806	-48.3%	1.7835	1.0860	28.43%	43.72%	13.64%	56.59%	99.11%
County Totals/Averages	**1,325.1**	**1,139.8**	**-14.0%**	**34,849,981**	**22,534,343**	**-35.3%**	**2.6300**	**1.9771**	**25.17%**	**46.42%**	**13.64%**	**56.59%**	**99.11%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Wabash County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Wabash County	4,203,535	0	7,280	0	0	7,280
Chester Township	239,761	0	0	0	0	0
Lagro Township	113,627	0	0	0	0	0
Liberty Township	59,635	0	0	0	0	0
Noble Township	201,142	0	394	0	0	394
Paw Paw Township	54,567	0	0	0	0	0
Pleasant Township	146,103	0	0	0	0	0
Waltz Township	17,636	0	0	0	0	0
Wabash Civil City	5,429,783	0	30,960	0	0	30,960
North Manchester Civil Town	1,516,664	0	0	0	0	0
La Fontaine Civil Town	139,263	0	0	0	0	0
Lagro Civil Town	62,228	0	0	0	0	0
Roann Civil Town	76,258	0	0	0	0	0
Manchester Community School Corporation	3,342,548	0	0	0	0	0
M.S.D. Wabash County School Corporation	4,082,718	0	0	0	0	0
Wabash City School Corporation	1,928,967	0	16,990	0	0	16,990
North Manchester Public Library	199,113	0	0	0	0	0
Roann Public Library	31,976	0	0	0	0	0
Wabash Public Library	689,023	0	3,928	0	0	3,928
Wabash County Solid Waste Management District	0	0	0	0	0	0
Total - All Taxing Units	**22,534,547**	**0**	**59,553**	**0**	**0**	**59,553**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

2009 WARREN COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Indiana County Property Tax Studies

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Warren County

Average *Increase* in Homeowner Property Tax Bills 2008 to 2009 5.3%

Average *Decrease* in Homeowner Property Tax Bills 2007 to 2009 43.9%

Percentage of Homeowners with Decrease in Property Tax Bill 2008 to 2009 59.0%

Percentage of Homeowners with Decrease in Property Tax Bill 2007 to 2009 94.6%

	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	314	11.8%	102	3.8%
10% to 19%	259	9.7%	9	0.3%
1% to 9%	500	18.8%	16	0.6%
0%	19	0.7%	17	0.6%
-1% to -9%	496	18.6%	18	0.7%
-10% to -19%	438	16.4%	27	1.0%
-20% to -29%	242	9.1%	80	3.0%
-30% to -39%	99	3.7%	365	13.7%
-40% to -49%	62	2.3%	712	26.7%
-50% to -59%	48	1.8%	658	24.7%
-60% to -69%	36	1.4%	343	12.9%
-70% to -79%	29	1.1%	127	4.8%
-80% to -89%	25	0.9%	62	2.3%
-90% to -99%	20	0.8%	48	1.8%
-100%	77	2.9%	80	3.0%
Total	2,664	100.0%	2,664	100.0%
Higher Tax Bill	1,073	40.3%	127	4.8%
No Change	19	0.7%	17	0.6%
Lower Tax Bill	1,572	59.0%	2,520	94.6%
Average Change in Tax Bill	5.3%		-43.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Warren County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-7.3%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-31.1%	-30.6%
State PTRC Percentage, 2008	25.5%	20.1%
Total State Homestead Credit, 2008	50.9%	39.5%
Total State Homestead Credit, 2009	16.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Warren County increased by 5.3%. Warren County taxpayers saw a higher-than-average state property tax replacement and state homestead credit rate in 2008. The loss of this added tax relief increased homestead tax bills by an amount higher than the state average. Warren County adopted a local option income tax for property tax relief in 2008, which continued to provide tax relief in 2009. Few Warren County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Warren County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

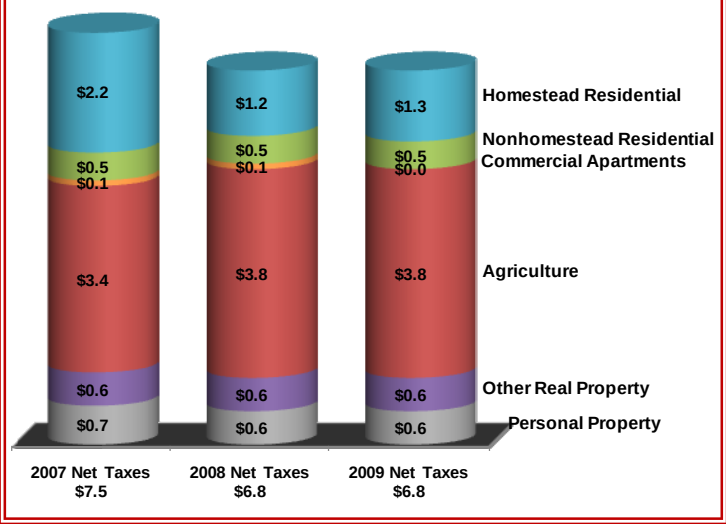
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Warren County
(In Millions)



In Warren County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 1.7% decline in average property tax bills. Average tax bills on commercial apartments decreased 3.7%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 1.6% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 3.9%. Personal property, which is largely business equipment, saw an 11.2% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Warren County
$160

Percentage share of circuit breaker tax cap credits by cap category…

Warren County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$10,712,087***	***$11,023,355***	***$7,606,423***	***2.9%***	***-31.0%***	***0.7%***
State Unit	10,657	11,890	0	11.6%	-100.0%	
Warren County	3,328,102	2,874,466	2,827,387	-13.6%	-1.6%	1.2%
Adams Township	15,316	15,670	15,869	2.3%	1.3%	1.3%
Jordan Township	15,485	14,970	15,250	-3.3%	1.9%	1.9%
Kent Township	18,197	18,307	16,566	0.6%	-9.5%	-9.5%
Liberty Township	17,266	17,628	17,330	2.1%	-1.7%	-1.7%
Medina Township	13,868	14,319	14,100	3.3%	-1.5%	-1.5%
Mound Township	22,725	23,341	23,156	2.7%	-0.8%	-0.8%
Pike Township	9,981	10,301	10,090	3.2%	-2.0%	-2.0%
Pine Township	29,092	29,530	28,765	1.5%	-2.6%	-2.6%
Prairie Township	9,805	9,788	9,742	-0.2%	-0.5%	-0.5%
Steuben Township	17,763	17,691	17,809	-0.4%	0.7%	0.7%
Warren Township	9,232	9,412	9,196	1.9%	-2.3%	-2.3%
Washington Township	35,830	36,579	36,041	2.1%	-1.5%	-1.5%
Pine Village Civil Town	36,610	37,525	36,668	2.5%	-2.3%	-2.3%
State Line City Civil Town	22,373	22,452	21,783	0.4%	-3.0%	-3.0%
West Lebanon Civil Town	106,798	110,097	105,121	3.1%	-4.5%	-4.5%
Williamsport Civil Town	222,066	219,710	222,597	-1.1%	1.3%	1.3%
Benton Community School Corporation	1,257,677	1,322,534	825,784	5.2%	-37.6%	13.4%
Covington Community School Corporation	407,349	432,867	277,733	6.3%	-35.8%	13.2%
M.S.D. Of Warren County School Corporation	4,793,563	5,416,496	2,754,530	13.0%	-49.1%	-2.3%
West Lebanon Public Library	68,198	120,544	90,351	76.8%	-25.0%	-25.0%
Williamsport Public Library	129,127	114,868	115,564	-11.0%	0.6%	0.6%
Warren County Solid Waste Management District	115,007	122,370	114,991	6.4%	-6.0%	-6.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Warren County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Adams Township	32.3	31.3	-2.9%	668,612	461,865	-30.9%	2.0718	1.4735	26.33%	50.39%	16.50%	8.21%	14.48%
Pine Village (Adams)	4.3	3.4	-19.3%	124,774	86,565	-30.6%	2.9198	2.5093	23.68%	54.98%	16.50%	3.69%	6.35%
Jordan Township	39.6	40.5	2.1%	817,118	591,799	-27.6%	2.0632	1.4630	26.36%	50.31%	16.50%	16.30%	30.80%
Kent Township	17.4	16.0	-8.2%	369,287	242,947	-34.2%	2.1164	1.5163	26.14%	50.75%	16.50%	8.04%	13.29%
State Line (Kent)	4.6	3.8	-18.3%	118,781	77,744	-34.5%	2.5621	2.0529	23.28%	49.86%	16.50%	26.87%	55.01%
Liberty Township	58.2	54.2	-6.9%	1,195,896	789,226	-34.0%	2.0557	1.4573	26.39%	50.22%	16.50%	9.53%	16.39%
Medina Township	38.6	34.6	-10.2%	860,157	584,760	-32.0%	2.2308	1.6883	25.99%	50.38%	16.50%	4.31%	7.28%
Mound Township	30.1	27.4	-8.9%	638,879	476,189	-25.5%	2.1240	1.7377	24.73%	48.53%	16.50%	14.25%	21.92%
Pike Township	20.6	18.5	-9.8%	492,283	324,759	-34.0%	2.3947	1.7519	23.70%	48.72%	16.50%	5.41%	9.41%
West Lebanon (Pike)	16.1	13.5	-16.2%	490,986	337,133	-31.3%	3.0508	2.5012	22.39%	52.67%	16.50%	15.11%	28.86%
Pine Township	36.3	34.4	-5.0%	764,285	519,772	-32.0%	2.1068	1.5088	26.04%	50.28%	16.50%	5.17%	8.85%
Prairie Township	45.6	47.3	3.7%	1,009,921	788,878	-21.9%	2.2148	1.6682	26.07%	50.29%	16.50%	19.97%	33.66%
Steuben Township	43.1	41.5	-3.8%	891,610	609,519	-31.6%	2.0664	1.4682	26.26%	50.09%	16.50%	5.42%	9.36%
Warren Township	35.1	32.6	-7.1%	720,696	473,973	-34.2%	2.0522	1.4535	26.42%	50.23%	16.50%	3.97%	6.83%
Washington Township	23.9	20.1	-16.1%	538,228	340,545	-36.7%	2.2489	1.6968	25.45%	51.22%	16.50%	10.53%	18.53%
Williamsport	50.4	40.7	-19.2%	1,338,778	900,440	-32.7%	2.6555	2.2098	23.99%	52.96%	16.50%	5.63%	9.71%
County Totals/Averages	**496.2**	**459.9**	**-7.3%**	**11,040,291**	**7,606,111**	**-31.1%**	**2.2250**	**1.6537**	**25.51%**	**50.93%**	**16.50%**	**8.10%**	**14.06%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Warren County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Warren County	2,827,387	39	0	0	0	39
Adams Township	15,869	1	0	0	0	1
Jordan Township	15,250	0	0	0	0	0
Kent Township	16,566	0	0	0	0	0
Liberty Township	17,330	0	0	0	0	0
Medina Township	14,100	0	0	0	0	0
Mound Township	23,156	0	0	0	0	0
Pike Township	10,090	0	0	0	0	0
Pine Township	28,765	0	0	0	0	0
Prairie Township	9,742	0	0	0	0	0
Steuben Township	17,809	0	0	0	0	0
Warren Township	9,196	0	0	0	0	0
Washington Township	36,041	0	0	0	0	0
Pine Village Civil Town	36,668	68	0	0	0	68
State Line City Civil Town	21,783	0	0	0	0	0
West Lebanon Civil Town	105,121	0	0	0	0	0
Williamsport Civil Town	222,597	0	0	0	0	0
Benton Community School Corporation	825,784	0	0	0	0	0
Covington Community School Corporation	277,733	0	0	0	0	0
M.S.D. of Warren County School Corporation	2,754,530	50	0	0	0	50
West Lebanon Public Library	90,351	0	0	0	0	0
Williamsport Public Library	115,564	0	0	0	0	0
Warren County Solid Waste	114,991	2	0	0	0	2
Total - All Taxing Units	**7,606,423**	**160**	**0**	**0**	**0**	**160**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

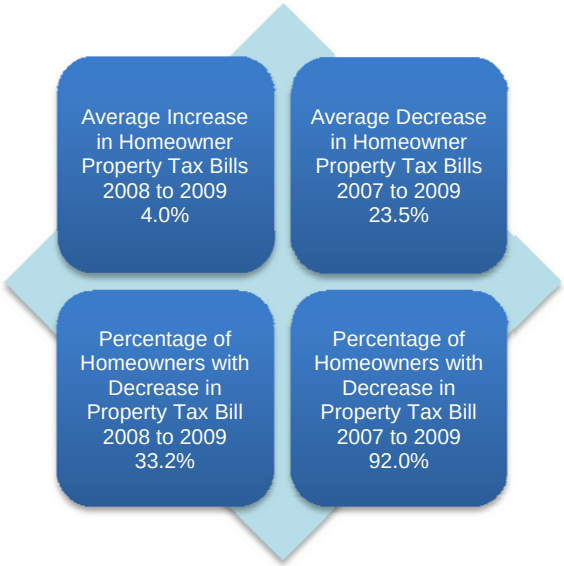
2009 WARRICK COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Warrick County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,440	9.4%	636	4.1%
10% to 19%	1,227	8.0%	176	1.1%
1% to 9%	7,503	48.9%	341	2.2%
0%	76	0.5%	68	0.4%
-1% to -9%	2,561	16.7%	1,033	6.7%
-10% to -19%	1,109	7.2%	2,178	14.2%
-20% to -29%	629	4.1%	5,114	33.3%
-30% to -39%	189	1.2%	4,151	27.1%
-40% to -49%	119	0.8%	882	5.8%
-50% to -59%	103	0.7%	234	1.5%
-60% to -69%	72	0.5%	122	0.8%
-70% to -79%	74	0.5%	105	0.7%
-80% to -89%	48	0.3%	86	0.6%
-90% to -99%	34	0.2%	52	0.3%
-100%	154	1.0%	160	1.0%
Total	15,338	100.0%	15,338	100.0%
Higher Tax Bill	10,170	66.3%	1,153	7.5%
No Change	76	0.5%	68	0.4%
Lower Tax Bill	5,092	33.2%	14,117	92.0%
Average Change in Tax Bill	4.0%		-23.5%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Warrick County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-13.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-34.4%	-30.6%
State PTRC Percentage, 2008	24.4%	20.1%
Total State Homestead Credit, 2008	40.7%	39.5%
Total State Homestead Credit, 2009	6.7%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Warrick County increased by 4.0%. Warrick County taxpayers saw a larger-than-average reduction in its gross tax levy in 2009 because school general fund and county welfare fund levies were a larger share of the total levy in 2008. This reduced property tax rates. But Warrick County taxpayers saw a higher-than-average state property tax replacement credit rate in 2008. The loss of this added tax relief more than offset the reduction in tax rates, resulting in a small increase in homeowner tax bills. Warrick County did not adopt a local option income tax for property tax relief, and few Warrick County homeowners were eligible for the circuit breaker tax cap

2009 Property Tax Changes:

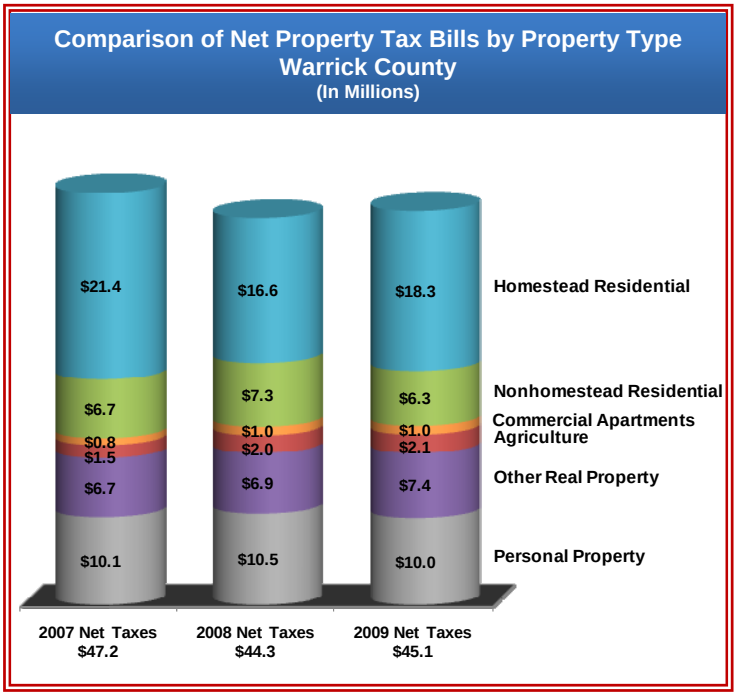
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Warrick County, as they were in almost all Indiana counties.

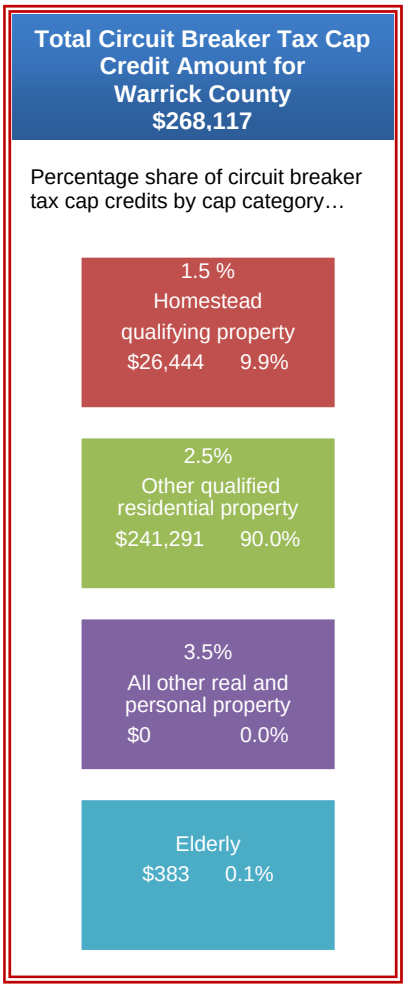


In Warrick County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 13.7% decline in average property tax bills. Average tax bills on commercial apartments increased 2%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 5% average tax increase. Other commercial, industrial, and utility real property average tax bills increased 7.2%. Personal property, which is largely business equipment, saw a 4.8% decrease in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Warrick County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$65,064,483***	***$67,515,689***	***$44,422,738***	***3.8%***	***-34.2%***	***0.9%***
State Unit	74,381	76,682	0	3.1%	-100.0%	
Warrick County	13,437,564	14,333,766	13,041,949	6.7%	-9.0%	2.9%
Anderson Township	371,676	379,237	388,920	2.0%	2.6%	2.6%
Boon Township	253,593	269,394	280,823	6.2%	4.2%	4.2%
Campbell Township	19,248	19,657	20,741	2.1%	5.5%	5.5%
Greer Township	25,834	29,147	30,705	12.8%	5.3%	5.3%
Hart Township	62,274	81,631	96,054	31.1%	17.7%	17.7%
Lane Township	6,690	6,930	7,188	3.6%	3.7%	3.7%
Ohio Township	1,385,485	743,022	803,638	-46.4%	8.2%	8.2%
Owen Township	35,435	36,201	28,929	2.2%	-20.1%	-20.1%
Pigeon Township	42,863	44,579	46,877	4.0%	5.2%	5.2%
Skelton Township	55,198	58,146	61,282	5.3%	5.4%	5.4%
Boonville Civil City	2,286,753	2,352,236	2,377,528	2.9%	1.1%	4.5%
Chandler Civil Town	378,615	394,349	404,150	4.2%	2.5%	2.5%
Elberfeld Civil Town	156,273	163,411	163,718	4.6%	0.2%	0.2%
Lynnville Civil Town	47,120	145,365	151,997	208.5%	4.6%	4.6%
Newburgh Civil Town	580,915	600,976	595,186	3.5%	-1.0%	-1.0%
Tennyson Civil Town	18,207	18,871	19,710	3.6%	4.4%	4.4%
Warrick County School Corporation	42,502,572	43,692,611	21,491,907	2.8%	-50.8%	-2.5%
Newburgh - Ohio Township Public Library	2,056,703	1,874,802	2,108,115	-8.8%	12.4%	12.4%
Boonville-Warrick County Public Library	706,127	734,528	770,556	4.0%	4.9%	4.9%
Warrick County Solid Waste Mgt. District	560,957	1,460,148	1,532,765	160.3%	5.0%	5.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Warrick County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Anderson Township	581.8	601.4	3.4%	11,543,372	8,588,383	-25.6%	1.9841	1.4280	25.18%	40.18%	6.71%	0.00%	0.00%
Boon Township	361.7	312.7	-13.6%	7,169,555	4,508,273	-37.1%	1.9821	1.4419	25.37%	40.67%	6.71%	0.00%	0.00%
Boonville City	163.0	138.3	-15.2%	5,497,787	4,361,739	-20.7%	3.3729	3.1544	21.67%	47.40%	6.71%	0.00%	0.00%
Chandler Town-Boon Township	4.9	4.1	-17.9%	118,658	78,795	-33.6%	2.3996	1.9398	23.65%	43.16%	6.71%	0.00%	0.00%
Campbell Township	62.4	56.5	-9.3%	1,216,475	791,184	-35.0%	1.9501	1.3991	25.55%	40.48%	6.71%	0.00%	0.00%
Greer Township	60.5	52.6	-13.2%	1,272,199	825,297	-35.1%	2.1017	1.5704	24.04%	39.40%	6.71%	0.00%	0.00%
Elberfeld Town	16.3	12.7	-21.9%	402,596	262,137	-34.9%	2.4758	2.0637	19.77%	34.10%	6.71%	0.00%	0.00%
Hart Township	43.4	47.2	8.7%	983,296	816,929	-16.9%	2.2655	1.7308	21.98%	36.75%	6.71%	0.00%	0.00%
Lynnville Town	21.1	18.0	-14.4%	484,154	325,478	-32.8%	2.2982	1.8046	22.95%	39.77%	6.71%	0.00%	0.00%
Lane Township	11.5	16.6	44.5%	227,549	233,345	2.5%	1.9806	1.4057	25.46%	40.88%	6.71%	0.00%	0.00%
Newburgh Town	173.3	133.7	-22.9%	4,028,589	2,566,752	-36.3%	2.3246	1.9204	23.70%	42.19%	6.71%	0.00%	0.00%
Owen Township	23.3	27.0	15.9%	483,832	396,841	-18.0%	2.0779	1.4699	24.92%	41.35%	6.71%	0.00%	0.00%
Pigeon Township	45.3	51.0	12.4%	917,082	741,677	-19.1%	2.0238	1.4556	25.02%	40.56%	6.71%	0.00%	0.00%
Skelton Township	58.7	58.0	-1.1%	1,184,312	851,231	-28.1%	2.0188	1.4673	25.08%	40.64%	6.71%	0.00%	0.00%
Tennyson Town	3.7	3.3	-9.4%	90,498	66,803	-26.2%	2.4665	2.0087	22.91%	42.05%	6.71%	0.00%	0.00%
Ohio Township	1599.1	1250.0	-21.8%	32,263,834	18,975,249	-41.2%	2.0176	1.5180	24.79%	39.82%	6.71%	0.00%	0.00%
Chandler Town-Ohio Township	79.5	70.6	-11.2%	1,942,051	1,425,265	-26.6%	2.4424	2.0195	23.21%	42.55%	6.71%	0.00%	0.00%
County Totals/Averages	**3,309.5**	**2,853.6**	**-13.8%**	**69,825,840**	**45,815,376**	**-34.4%**	**2.1131**	**1.6056**	**24.40%**	**40.65%**	**6.71%**	**0.00%**	**0.00%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Warrick County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Warrick County	13,041,949	3,939	35,643	0	65	39,647
Anderson Township	388,920	0	0	0	0	0
Boon Township	280,823	219	2,025	0	2	2,246
Campbell Township	20,741	0	0	0	0	0
Greer Township	30,705	0	0	0	0	0
Hart Township	96,054	3	0	0	0	3
Lane Township	7,188	0	0	0	0	0
Ohio Township	803,638	1	0	0	1	2
Owen Township	28,929	0	0	0	0	0
Pigeon Township	46,877	0	0	0	0	0
Skelton Township	61,282	0	0	0	0	0
Boonville Civil City	2,377,528	14,680	135,621	0	166	150,466
Chandler Civil Town	404,150	6	0	0	0	6
Elberfeld Civil Town	163,718	0	0	0	0	0
Lynnville Civil Town	151,997	28	0	0	0	28
Newburgh Civil Town	595,186	43	0	0	21	64
Tennyson Civil Town	19,710	0	0	0	0	0
Warrick County School Corporation	21,491,907	6,566	59,421	0	108	66,095
Newburgh - Ohio Township Public Library	2,108,115	16	0	0	7	23
Boonville-Warrick County Public Library	770,556	474	4,344	0	5	4,823
Warrick County Solid Waste	1,532,765	468	4,238	0	8	4,714
Warrick County Solid Waste Management District	0	0	0	0	0	0
Lynnville Hart Township Fire Protection Territory	0	0	0	0	0	0
Total - All Taxing Units	**44,422,738**	**26,444**	**241,291**	**0**	**383**	**268,117**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

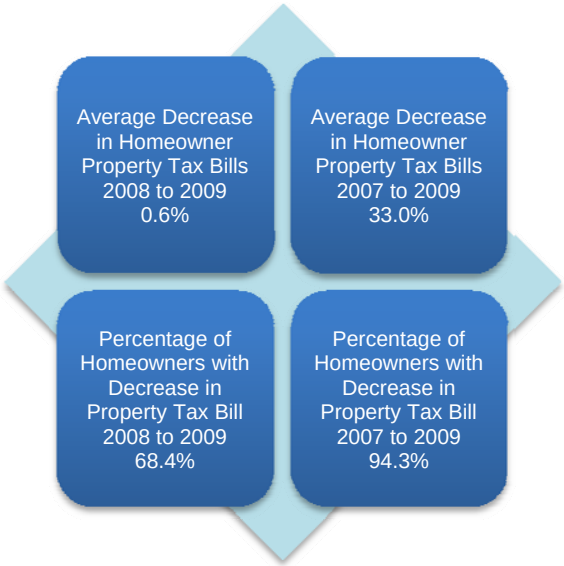
2009 WASHINGTON COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Washington County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	702	10.4%	221	3.3%
10% to 19%	302	4.5%	28	0.4%
1% to 9%	1,065	15.7%	79	1.2%
0%	67	1.0%	61	0.9%
-1% to -9%	1,535	22.7%	180	2.7%
-10% to -19%	1,379	20.4%	431	6.4%
-20% to -29%	724	10.7%	1,082	16.0%
-30% to -39%	307	4.5%	1,774	26.2%
-40% to -49%	123	1.8%	1,443	21.3%
-50% to -59%	103	1.5%	721	10.7%
-60% to -69%	93	1.4%	211	3.1%
-70% to -79%	76	1.1%	158	2.3%
-80% to -89%	63	0.9%	110	1.6%
-90% to -99%	37	0.5%	74	1.1%
-100%	191	2.8%	194	2.9%
Total	6,767	100.0%	6,767	100.0%
Higher Tax Bill	2,069	30.6%	328	4.8%
No Change	67	1.0%	61	0.9%
Lower Tax Bill	4,631	68.4%	6,378	94.3%
Average Change in Tax Bill	-0.6%		-33.0%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Washington County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-14.4%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-29.6%	-30.6%
State PTRC Percentage, 2008	20.5%	20.1%
Total State Homestead Credit, 2008	42.6%	39.5%
Total State Homestead Credit, 2009	6.8%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Washington County decreased by 0.6%. The elimination of the property tax levies, and the added 35% supplemental homestead deduction, were offset by the elimination of the property tax replacement credits and the state homestead credits. Washington County did not adopt a local option income tax for property tax relief, and few Washington County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Washington County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

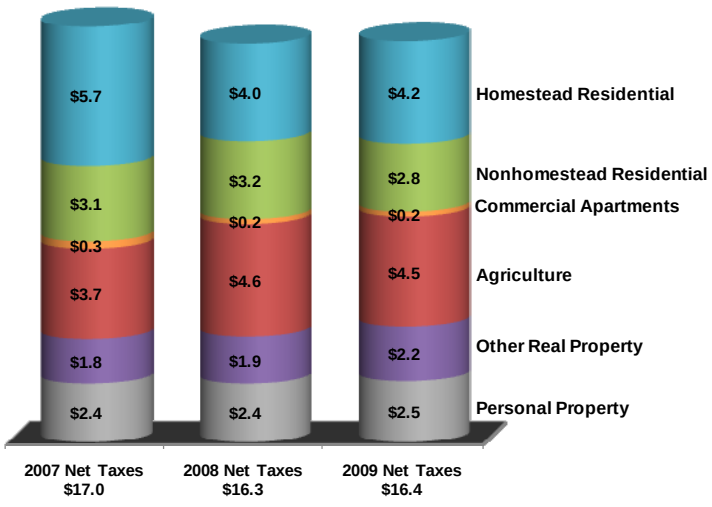
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
Washington County
(In Millions)



In Washington County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 12.5% decline in average property tax bills. Average tax bills on commercial apartments increased 13.1%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 2.1% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 12.5%. Personal property, which is largely business equipment, saw a 4.3% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for Washington County $202,441

Percentage share of circuit breaker tax cap credits by cap category…

Washington County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$23,351,699***	***$25,118,110***	***$17,686,658***	***7.6%***	***-29.6%***	***0.4%***
State Unit	22,593	23,290	0	3.1%	-100.0%	
Washington County	5,148,451	5,474,208	4,260,725	6.3%	-22.2%	3.5%
Brown Township	18,119	18,559	19,439	2.4%	4.7%	4.7%
Franklin Township	41,572	42,555	45,983	2.4%	8.1%	8.1%
Gibson Township	35,678	24,620	37,852	-31.0%	53.7%	53.7%
Howard Township	10,312	10,899	11,367	5.7%	4.3%	4.3%
Jackson Township	32,019	34,133	34,188	6.6%	0.2%	0.2%
Jefferson Township	13,618	14,545	14,802	6.8%	1.8%	1.8%
Madison Township	19,364	19,725	20,022	1.9%	1.5%	1.5%
Monroe Township	29,074	38,451	36,931	32.3%	-4.0%	-4.0%
Pierce Township	39,351	41,569	41,219	5.6%	-0.8%	-0.8%
Polk Township	37,854	41,372	40,908	9.3%	-1.1%	-1.1%
Posey Township	32,755	42,992	45,262	31.3%	5.3%	5.3%
Vernon Township	16,195	16,815	17,682	3.8%	5.2%	5.2%
Washington Township	151,748	158,777	154,620	4.6%	-2.6%	-2.6%
Salem Civil City	2,160,035	2,371,958	2,382,134	9.8%	0.4%	3.6%
Campbellsburg Civil Town	63,812	63,136	68,747	-1.1%	8.9%	8.9%
Fredericksburg Civil Town	0	0	0	0.0%	0.0%	0.0%
Hardinsburg Civil Town	5,620	5,710	5,997	1.6%	5.0%	5.0%
Little York Civil Town	786	810	844	3.1%	4.2%	4.2%
Livonia Civil Town	2,354	2,404	2,435	2.1%	1.3%	1.3%
New Pekin Civil Town	115,513	114,187	127,482	-1.1%	11.6%	11.6%
Saltillo Civil Town	354	0	0	-100.0%	0.0%	0.0%
Salem Community School Corporation	6,689,023	6,921,860	3,949,816	3.5%	-42.9%	-4.6%
East Washington School Corporation	4,229,824	4,906,176	2,854,054	16.0%	-41.8%	-8.5%
West Washington School Corporation	3,509,502	3,702,493	2,458,447	5.5%	-33.6%	11.0%
Salem Public Library	251,735	310,350	342,274	23.3%	10.3%	10.3%
Brown-Vernon Fire District	73,692	75,147	79,722	2.0%	6.1%	6.1%
Washington County Solid Waste Mgt. District	572,364	611,372	602,149	6.8%	-1.5%	-1.5%
Blue River Fire Protection District	28,382	29,997	31,557	5.7%	5.2%	5.2%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Washington County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Brown Township	25.5	23.0	-9.6%	646,223	474,324	-26.6%	2.5343	2.0584	22.69%	42.84%	6.83%	13.44%	21.84%
Campbellsburg Town	16.6	14.7	-11.3%	484,092	371,861	-23.2%	2.9144	2.5242	22.06%	45.43%	6.83%	13.44%	21.84%
Saltillo Town	2.7	2.1	-21.2%	68,894	44,116	-36.0%	2.5343	2.0584	22.69%	42.84%	6.83%	13.44%	21.84%
Franklin Township	80.8	65.0	-19.5%	1,827,458	1,143,476	-37.4%	2.2631	1.7581	19.65%	40.24%	6.83%	13.44%	21.84%
Gibson Township	36.2	31.8	-12.1%	805,590	547,544	-32.0%	2.2253	1.7204	21.29%	41.60%	6.83%	13.44%	21.84%
Little York Town	3.9	2.9	-25.6%	87,509	50,721	-42.0%	2.2461	1.7495	21.27%	41.82%	6.83%	13.44%	21.84%
Howard Township	48.2	41.0	-14.9%	1,198,908	824,047	-31.3%	2.4860	2.0081	22.76%	42.39%	6.83%	13.44%	21.84%
Jackson Township	68.7	55.2	-19.6%	1,552,173	966,144	-37.8%	2.2601	1.7493	19.72%	40.39%	6.83%	13.44%	21.84%
Jefferson Township	27.4	24.3	-11.1%	607,258	407,108	-33.0%	2.2170	1.6722	21.30%	41.51%	6.83%	13.44%	21.84%
Madison Township	22.0	18.2	-17.2%	545,835	364,730	-33.2%	2.4850	2.0061	22.66%	42.13%	6.83%	13.44%	21.84%
Livonia Town	3.3	2.8	-15.1%	82,273	56,658	-31.1%	2.5150	2.0405	22.68%	42.57%	6.83%	13.44%	21.84%
Monroe Township	22.8	20.3	-10.6%	530,779	364,634	-31.3%	2.3329	1.7930	20.42%	40.71%	6.83%	13.44%	21.84%
Pierce Township	63.1	54.1	-14.3%	1,433,372	950,128	-33.7%	2.2713	1.7573	19.55%	40.09%	6.83%	13.44%	21.84%
New Pekin Town-Pierce Township	16.8	15.3	-8.8%	444,023	341,124	-23.2%	2.6478	2.2305	19.50%	43.69%	6.83%	13.44%	21.84%
Polk Township	70.5	60.2	-14.6%	1,597,721	1,054,499	-34.0%	2.2652	1.7506	19.61%	40.17%	6.83%	13.44%	21.84%
New Pekin Town-Polk Township	10.5	9.2	-12.5%	278,839	205,820	-26.2%	2.6550	2.2393	19.50%	43.74%	6.83%	13.44%	21.84%
Posey Township	47.4	44.0	-7.2%	1,178,979	879,860	-25.4%	2.4870	2.0010	22.55%	41.85%	6.83%	13.44%	21.84%
Fredericksburg Town	1.3	1.3	-5.3%	32,788	24,779	-24.4%	2.4388	1.9470	22.67%	41.52%	6.83%	13.44%	21.84%
Hardinsburg Town	4.8	4.2	-12.3%	123,222	88,229	-28.4%	2.5573	2.0890	22.47%	42.55%	6.83%	13.44%	21.84%
Vernon Township	37.1	35.2	-5.3%	942,190	724,140	-23.1%	2.5382	2.0600	22.58%	42.59%	6.83%	13.44%	21.84%
Washington Township	162.0	128.2	-20.9%	3,781,752	2,338,687	-38.2%	2.3343	1.8248	20.71%	41.47%	6.83%	13.44%	21.84%
Salem City	198.9	177.4	-10.8%	6,869,232	5,464,689	-20.4%	3.4535	3.0798	19.24%	46.73%	6.83%	13.44%	21.84%
County Totals/Averages	**970.5**	**830.6**	**-14.4%**	**25,119,111**	**17,687,318**	**-29.6%**	**2.5883**	**2.1295**	**20.46%**	**42.61%**	**6.83%**	**13.44%**	**21.84%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Washington County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Washington County	4,260,725	132	32,894	0	784	33,809
Brown Township	19,439	0	18	0	1	18
Franklin Township	45,983	0	0	0	0	0
Gibson Township	37,852	0	0	0	0	0
Howard Township	11,367	0	0	0	0	0
Jackson Township	34,188	0	0	0	0	0
Jefferson Township	14,802	0	0	0	4	4
Madison Township	20,022	0	0	0	0	0
Monroe Township	36,931	0	0	0	0	0
Pierce Township	41,219	0	0	0	7	7
Polk Township	40,908	0	0	0	0	0
Posey Township	45,262	0	0	0	5	5
Vernon Township	17,682	0	0	0	1	1
Washington Township	154,620	4	884	0	20	907
Salem Civil City	2,382,134	345	85,609	0	1,672	87,625
Campbellsburg Civil Town	68,747	0	169	0	1	171
Fredericksburg Civil Town	0	0	0	0	0	0
Hardinsburg Civil Town	5,997	0	0	0	0	0
Little York Civil Town	844	0	0	0	0	0
Livonia Civil Town	2,435	0	0	0	0	0
New Pekin Civil Town	127,482	0	0	0	0	0
Saltillo Civil Town	0	0	0	0	0	0
Salem Community School Corporation	3,949,816	264	65,416	0	1,371	67,051
East Washington School Corporation	2,854,054	0	0	0	114	114
West Washington School Corporation	2,458,447	0	479	0	116	596
Salem Public Library	342,274	29	7,139	0	142	7,310
Southwest Washington Fire Protection District	0	0	0	0	0	0
Brown-Vernon Fire District	79,722	0	39	0	3	42
Washington County Solid Waste Management	602,149	19	4,650	0	111	4,779
Blue River Fire Protection District	31,557	0	0	0	0	0
Total - All Taxing Units	**17,686,658**	**792**	**197,296**	**0**	**4,353**	**202,441**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

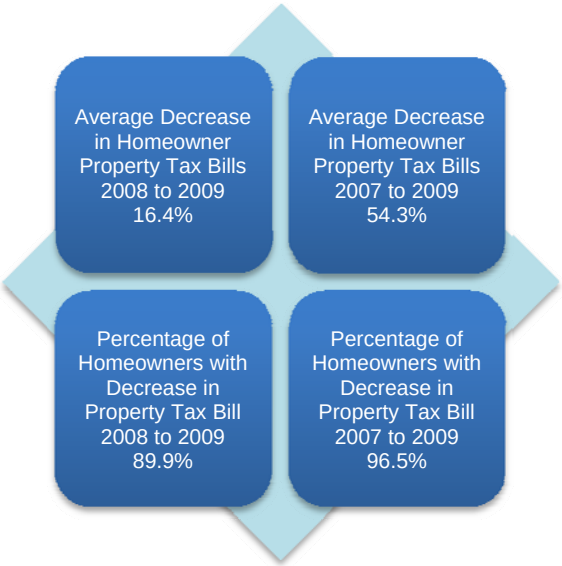
2009 WELLS COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009 (Updated)

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Wells County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	208	2.7%	89	1.2%
10% to 19%	118	1.5%	47	0.6%
1% to 9%	320	4.2%	66	0.9%
0%	126	1.6%	67	0.9%
-1% to -9%	762	10.0%	104	1.4%
-10% to -19%	2,139	28.0%	196	2.6%
-20% to -29%	2,150	28.1%	295	3.9%
-30% to -39%	1,164	15.2%	485	6.3%
-40% to -49%	328	4.3%	858	11.2%
-50% to -59%	58	0.8%	1,553	20.3%
-60% to -69%	66	0.9%	2,211	28.9%
-70% to -79%	54	0.7%	1,279	16.7%
-80% to -89%	53	0.7%	183	2.4%
-90% to -99%	30	0.4%	129	1.7%
-100%	74	1.0%	88	1.2%
Total	7,650	100.0%	7,650	100.0%
Higher Tax Bill	646	8.4%	202	2.6%
No Change	126	1.6%	67	0.9%
Lower Tax Bill	6,878	89.9%	7,381	96.5%
Average Change in Tax Bill	-16.4%		-54.3%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Wells County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-12.8%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-38.6%	-30.6%
State PTRC Percentage, 2008	25.3%	20.1%
Total State Homestead Credit, 2008	43.9%	39.5%
Total State Homestead Credit, 2009	8.3%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	Yes	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Average homeowner tax bills in Wells County decreased by 16.4%. Wells County local units decreased their tax levies in 2009, and school general fund and county welfare levies were a larger-than-average share of Wells County's levy in 2008. These changes resulted in a larger-than-average reduction in tax rates. In addition, the county adopted a local option income tax for property tax relief in 2008, and it continued to

2009 Property Tax Changes:

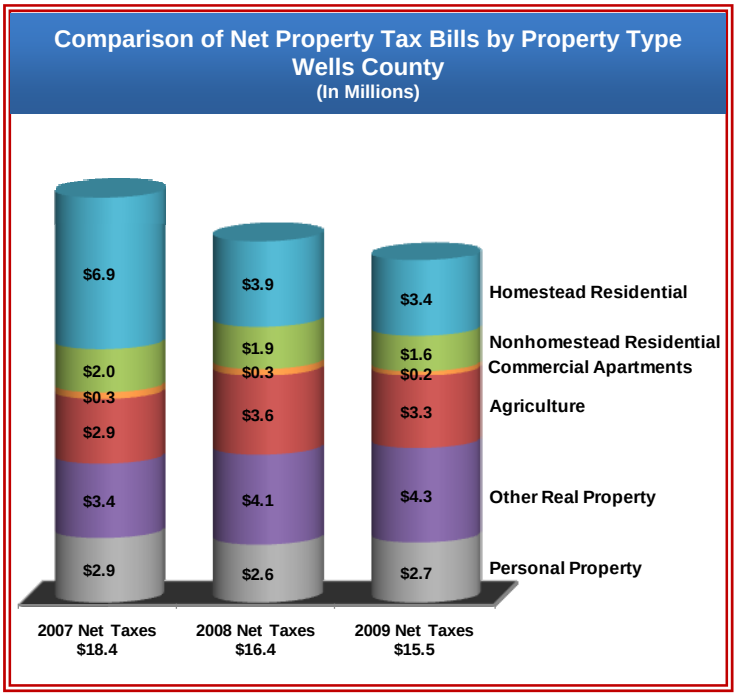
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

reduce homeowner tax bills in 2009. All these factors contributed to the reduction in homeowner tax bills. Few Wells County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in Wells County, as they were in most Indiana counties.



In Wells County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 15.8% decline in average property tax bills. Average tax bills on commercial apartments decreased 33.3%. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw an 8.3% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 4.9%. Personal property, which is largely business equipment, saw a 3.8% increase in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Wells County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$27,357,019***	***$29,168,567***	***$17,795,686***	***6.6%***	***-39.0%***	***-7.0%***
State Unit	28,950	32,733	0	13.1%	-100.0%	
Wells County	4,488,422	4,260,700	3,621,671	-5.1%	-15.0%	-2.5%
Chester Township	25,685	26,412	26,303	2.8%	-0.4%	-0.4%
Harrison Township	308,760	117,437	107,580	-62.0%	-8.4%	-8.4%
Jackson Township	13,446	14,324	14,401	6.5%	0.5%	0.5%
Jefferson Township	67,508	68,875	64,571	2.0%	-6.2%	-6.2%
Lancaster Township	62,431	61,762	61,302	-1.1%	-0.7%	-0.7%
Liberty Township	26,326	35,941	35,322	36.5%	-1.7%	-1.7%
Nottingham Township	19,551	19,234	56,466	-1.6%	193.6%	193.6%
Rockcreek Township	33,374	34,083	32,499	2.1%	-4.6%	-4.6%
Union Township	28,614	28,829	26,963	0.8%	-6.5%	-6.5%
Bluffton Civil City	2,492,043	2,487,526	2,348,216	-0.2%	-5.6%	-2.2%
Zanesville Civil Town	25,872	27,492	25,212	6.3%	-8.3%	-8.3%
Markle Civil Town	130,884	168,975	167,484	29.1%	-0.9%	-0.9%
Ossian Civil Town	464,166	467,919	410,963	0.8%	-12.2%	-12.2%
Poneto Civil Town	26,911	26,766	26,200	-0.5%	-2.1%	-2.1%
Uniondale Civil Town	19,277	19,711	18,704	2.3%	-5.1%	-5.1%
Vera Cruz Civil Town	2,802	2,634	2,166	-6.0%	-17.8%	-17.8%
Southern Wells Community School Corporation	2,790,494	3,230,778	1,539,979	15.8%	-52.3%	3.2%
Northern Wells Community School Corporation	9,078,458	10,498,505	4,440,835	15.6%	-57.7%	-18.9%
M.S.D. Bluffton-Harrison School Corporation	5,897,531	6,223,301	3,466,506	5.5%	-44.3%	-4.1%
Wells County Public Library	1,184,637	1,176,626	1,159,585	-0.7%	-1.4%	-1.4%
Huntington Library	35,934	34,351	38,775	-4.4%	12.9%	12.9%
Wells County Solid Waste Management District	104,943	103,653	103,983	-1.2%	0.3%	0.3%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Wells County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Chester Township	68.3	69.2	1.3%	1,206,799	764,714	-36.6%	1.7659	1.1047	29.50%	46.39%	8.28%	18.46%	37.19%
Poneto Town-Chester Township	0.4	0.3	-28.0%	9,750	5,797	-40.5%	2.3414	1.9344	26.91%	51.73%	8.28%	11.05%	22.19%
Harrison Township	112.8	97.9	-13.2%	2,406,052	1,518,594	-36.9%	2.1325	1.5508	24.17%	40.53%	8.28%	21.54%	42.85%
Bluffton City-Harrison Township	251.3	218.4	-13.1%	6,804,601	4,747,546	-30.2%	2.7083	2.1741	22.37%	44.34%	8.28%	29.88%	58.04%
Poneto Town-Harrison Township	1.0	0.6	-38.5%	27,587	14,874	-46.1%	2.7053	2.3727	22.98%	45.95%	8.28%	11.05%	22.19%
Verra Cruz Town	1.8	1.5	-16.2%	39,604	24,525	-38.1%	2.2489	1.6623	23.72%	41.43%	8.28%	14.59%	29.79%
Jackson Township	51.3	49.4	-3.8%	901,154	541,019	-40.0%	1.7552	1.0959	29.68%	46.61%	8.28%	15.12%	30.75%
Jefferson Township	130.8	109.7	-16.1%	2,462,577	1,311,004	-46.8%	1.8824	1.1951	26.37%	42.55%	8.28%	13.86%	28.20%
Ossian Town	130.3	108.3	-16.9%	2,822,413	1,628,452	-42.3%	2.1654	1.5037	24.20%	42.57%	8.28%	20.62%	41.13%
Lancaster Township	141.3	115.8	-18.0%	2,606,935	1,343,122	-48.5%	1.8449	1.1595	26.80%	42.79%	8.28%	20.59%	42.16%
Bluffton City-Lancaster Twp-No. Wells Schools	150.9	133.8	-11.4%	3,685,414	2,416,504	-34.4%	2.4423	1.8066	24.08%	46.67%	8.28%	25.27%	46.91%
Bluffton City-Lancaster Twp-Bluffton-Harrison Schools	6.3	6.3	-0.6%	169,984	135,732	-20.2%	2.7017	2.1696	22.47%	44.53%	8.28%	19.94%	42.71%
Liberty Township	59.5	56.1	-5.6%	1,062,965	633,676	-40.4%	1.7867	1.1288	29.26%	46.31%	8.28%	24.77%	50.73%
Poneto Town-Liberty Twp	3.0	2.3	-24.1%	70,152	44,080	-37.2%	2.3535	1.9480	26.85%	51.74%	8.28%	48.26%	91.72%
Nottingham Township	62.6	60.2	-3.9%	1,101,371	699,167	-36.5%	1.7580	1.1613	29.77%	46.97%	8.28%	16.12%	32.55%
Rockcreek Township	69.7	60.5	-13.2%	1,298,240	711,377	-45.2%	1.8624	1.1758	26.61%	42.72%	8.28%	21.09%	44.10%
Markle Town-Rockcreek Township	17.1	14.7	-13.7%	495,684	341,699	-31.1%	2.9017	2.3188	23.85%	51.47%	8.28%	29.72%	54.87%
Uniondale Town-Rockcreek Towns	4.7	3.4	-28.0%	102,909	54,698	-46.8%	2.1757	1.6051	25.44%	46.15%	8.28%	12.08%	24.83%
Union Township	87.4	71.8	-17.8%	1,615,683	835,187	-48.3%	1.8493	1.1634	26.68%	42.57%	8.28%	13.09%	26.49%
Markle Town-Union Township	2.5	1.7	-32.9%	72,483	38,886	-46.4%	2.8958	2.3138	23.85%	51.43%	8.28%	11.05%	22.19%
Uniondale Town-Union Township	1.0	1.1	4.2%	22,645	17,393	-23.2%	2.1698	1.6001	25.45%	46.08%	8.28%	53.92%	91.72%
Zanesville Town-Union Township	11.7	7.8	-33.3%	240,576	114,343	-52.5%	2.0643	1.4704	26.14%	45.98%	8.28%	14.80%	29.81%
County Totals/Averages	**1,365.8**	**1,190.7**	**-12.8%**	**29,225,576**	**17,942,389**	**-38.6%**	**2.1387**	**1.5060**	**25.25%**	**43.95%**	**8.28%**	**22.06%**	**43.95%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Wells County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Wells County	3,621,671	1	0	0	85	86
Chester Township	26,303	0	0	0	2	2
Harrison Township	107,580	0	0	0	1	1
Jackson Township	14,401	0	0	0	0	0
Jefferson Township	64,571	0	0	0	2	2
Lancaster Township	61,302	0	0	0	2	2
Liberty Township	35,322	0	0	0	0	0
Nottingham Township	56,466	0	0	0	0	0
Rockcreek Township	32,499	0	0	0	1	1
Union Township	26,963	0	0	0	0	0
Bluffton Civil City	2,348,216	0	0	0	63	63
Zanesville Civil Town	25,212	0	0	0	0	0
Markle Civil Town	167,484	0	0	0	60	60
Ossian Civil Town	410,963	0	0	0	1	1
Poneto Civil Town	26,200	3	0	0	22	25
Uniondale Civil Town	18,704	0	0	0	0	0
Vera Cruz Civil Town	2,166	0	0	0	0	0
Southern Wells Community School Corporation	1,539,979	0	0	0	32	32
Northern Wells Community School Corporation	4,440,835	0	0	0	145	145
M.S.D. Bluffton-Harrison School Corporation	3,466,506	4	0	0	28	31
Wells County Public Library	1,159,585	0	0	0	22	22
Markle Public Library	0	0	0	0	0	0
Huntington Library	38,775	0	0	0	14	14
Mideast Indiana Solid Waste Management District	0	0	0	0	0	0
Wells County Solid Waste District	103,983	0	0	0	2	2
Total - All Taxing Units	**17,795,686**	**8**	**0**	**0**	**481**	**489**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

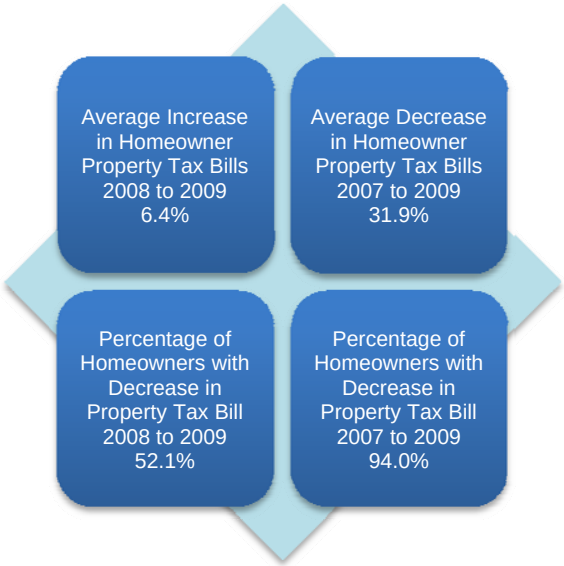
2009 WHITE COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency December 2010

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
White County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	1,257	18.4%	180	2.6%
10% to 19%	751	11.0%	65	1.0%
1% to 9%	1,241	18.1%	143	2.1%
0%	31	0.5%	23	0.3%
-1% to -9%	1,524	22.3%	286	4.2%
-10% to -19%	736	10.8%	614	9.0%
-20% to -29%	521	7.6%	1,171	17.1%
-30% to -39%	296	4.3%	1,671	24.4%
-40% to -49%	134	2.0%	1,305	19.1%
-50% to -59%	82	1.2%	673	9.8%
-60% to -69%	56	0.8%	301	4.4%
-70% to -79%	48	0.7%	145	2.1%
-80% to -89%	43	0.6%	90	1.3%
-90% to -99%	21	0.3%	66	1.0%
-100%	100	1.5%	108	1.6%
Total	6,841	100.0%	6,841	100.0%
Higher Tax Bill	3,249	47.5%	388	5.7%
No Change	31	0.5%	23	0.3%
Lower Tax Bill	3,561	52.1%	6,430	94.0%
Average Change in Tax Bill	6.4%		-31.9%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 91 counties reporting.)

Factors Affecting Homeowner Tax Bills	White County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-6.9%	-14.4%
Gross Tax Levy, 2008 to 2009 (% change)	-36.3%	-30.7%
State PTRC Percentage, 2008	25.9%	20.1%
Total State Homestead Credit, 2008	45.5%	39.5%
Total State Homestead Credit, 2009	7.3%	7.1%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 91 counties available November, 2010

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in White County increased by 6.4%. White County taxpayers saw a higher than average state homestead credit rate in 2008, which dropped to a rate near the state average in 2009. White's property tax replacement credit rate (PTRC) was higher than the state average in 2008 as well. The loss of this added tax relief increased homestead tax bills by an amount higher than the state average. White did not adopt a local option income tax for property tax relief, and few White County homeowners were eligible for the circuit breaker tax cap credits. Homeowner taxes were substantially lower in 2009 compared to 2007 in White County, as they were in almost all Indiana counties.

2009 Property Tax Changes:

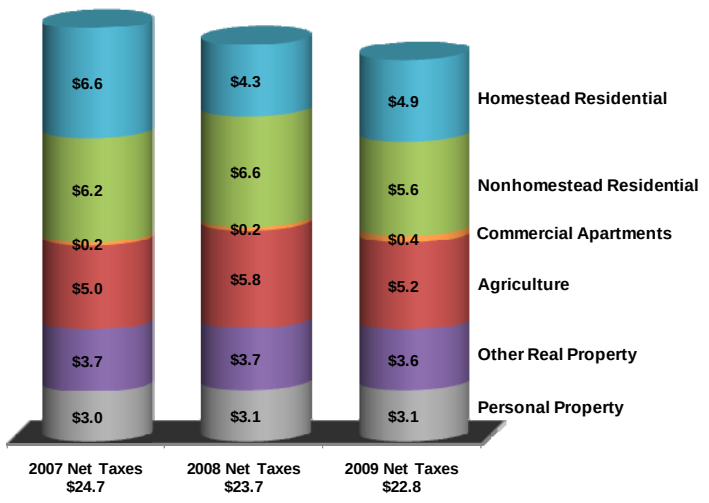
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Comparison of Net Property Tax Bills by Property Type
White County
(In Millions)



In White County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 15% decline in average property tax bills. Average tax bills on commercial apartments increased 45%. Apartments also saw an average 41% assessed value increase. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 10% average tax decrease. Other commercial, industrial, and utility real property average tax bills decreased 2%. Personal property, which is largely business equipment, saw a 2% increase in average tax bills.

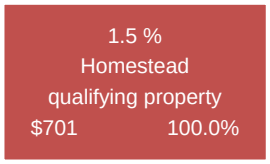
Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

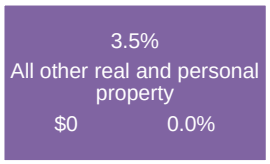
Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.

Total Circuit Breaker Tax Cap Credit Amount for White County
$701

Percentage share of circuit breaker tax cap credits by cap category…





White County Levy Comparison by Taxing Unit						
Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$34,379,262***	***$34,661,502***	***$23,299,158***	***0.8%***	***-32.8%***	***3.0%***
State Unit	38,596	39,919	0	3.4%	-100.0%	
White County	6,442,378	6,347,120	6,484,775	-1.5%	2.2%	8.0%
Big Creek Township	25,895	26,622	27,760	2.8%	4.3%	4.3%
Cass Township	16,071	16,555	17,328	3.0%	4.7%	4.7%
Honey Creek Township	54,127	55,311	57,695	2.2%	4.3%	4.3%
Jackson Township	19,428	19,921	20,590	2.5%	3.4%	3.4%
Liberty Township	0	0	0	0.0%	0.0%	0.0%
Lincoln Township	24,555	24,668	25,602	0.5%	3.8%	3.8%
Monon Township	126,823	129,344	133,825	2.0%	3.5%	3.5%
Prairie Township	40,148	42,120	43,989	4.9%	4.4%	4.4%
Princeton Township	40,329	41,596	43,146	3.1%	3.7%	3.7%
Round Grove Township	26,967	26,847	27,114	-0.4%	1.0%	1.0%
Union Township	223,355	231,076	239,342	3.5%	3.6%	3.6%
West Point Township	14,482	14,984	14,075	3.5%	-6.1%	-6.1%
Monticello Civil City	2,372,841	2,398,069	2,430,345	1.1%	1.3%	6.1%
Brookston Civil Town	183,117	185,709	198,360	1.4%	6.8%	6.8%
Burnettsville Civil Town	13,155	13,461	14,267	2.3%	6.0%	6.0%
Chalmers Civil Town	59,193	66,252	68,329	11.9%	3.1%	3.1%
Monon Civil Town	286,777	290,166	307,719	1.2%	6.0%	6.0%
Reynolds Civil Town	61,270	61,946	66,088	1.1%	6.7%	6.7%
Wolcott Civil Town	234,259	240,587	253,194	2.7%	5.2%	5.2%
Pioneer Regional School Corporation	325,891	327,155	232,650	0.4%	-28.9%	21.0%
North White School Corporation	6,214,712	6,159,396	3,006,831	-0.9%	-51.2%	-7.7%
Frontier School Corporation	3,661,138	3,699,251	1,941,348	1.0%	-47.5%	0.3%
Tri County School Corporation	3,241,682	3,228,912	1,638,701	-0.4%	-49.2%	9.1%
Twin Lakes Community School Corporation	9,884,773	10,210,307	5,219,956	3.3%	-48.9%	0.9%
Brookston Public Library	144,985	148,993	156,264	2.8%	4.9%	4.9%
Monon Public Library	208,929	213,307	221,692	2.1%	3.9%	3.9%
Monticello Public Library	292,504	304,087	305,640	4.0%	0.5%	0.5%
Wolcott Public Library	60,790	57,918	61,160	-4.7%	5.6%	5.6%
Northwest Indiana Solid Waste Mgt. District	0	0	0	0.0%	0.0%	0.0%
Monticello Redevelopment Commission	40,092	39,903	41,373	-0.5%	3.7%	3.7%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

White County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Big Creek Tow nship	45.5	46.6	-100.0%	852,883	596,797	-100.0%	1.8743	1.2815	26.05%	41.69%	7.26%	5.52%	8.40%
Chalmers Tow n	13.2	9.3	-100.0%	306,630	178,166	-100.0%	2.3302	1.9068	24.66%	46.92%	7.26%	0.85%	1.37%
Cass Tow nship-Pioneer Regional	23.1	21.7	-100.0%	490,069	329,203	-100.0%	2.1223	1.5189	25.46%	44.70%	7.26%	1.68%	2.80%
Cass Tow nship-Tw in Lakes School	15.6	15.0	-100.0%	275,985	170,260	-100.0%	1.7672	1.1382	27.50%	44.50%	7.26%	6.13%	11.61%
Honey Creek Tow nship-North White School	60.4	60.1	-100.0%	1,129,677	719,428	-100.0%	1.8711	1.1963	25.98%	42.96%	7.26%	11.21%	20.63%
Honey Creek Tow nship-Tw in Lake	1.6	1.6	-100.0%	28,958	18,685	-100.0%	1.7994	1.1787	27.09%	44.21%	7.26%	1.91%	3.52%
Reynolds Tow n	13.0	10.1	-100.0%	298,616	180,453	-100.0%	2.2922	1.7829	24.66%	47.51%	7.26%	5.16%	9.57%
Jackson Tow nship	17.9	17.2	-100.0%	333,451	213,490	-100.0%	1.8670	1.2395	26.77%	45.05%	7.26%	5.09%	9.01%
Burnettsville Tow n	9.1	7.0	-100.0%	177,613	97,047	-100.0%	1.9579	1.3795	26.43%	46.21%	7.26%	4.66%	8.49%
Liberty Tow nship-North White School	149.0	142.4	-100.0%	2,664,223	1,578,887	-100.0%	1.7876	1.1086	26.57%	42.46%	7.26%	0.40%	0.68%
Liberty Tow nship-Tw in Lakes School	73.7	72.2	-100.0%	1,263,945	788,148	-100.0%	1.7159	1.0910	27.75%	43.76%	7.26%	0.04%	0.06%
Lincoln Tow nship	29.8	27.8	-100.0%	537,021	328,545	-100.0%	1.8012	1.1822	27.12%	44.35%	7.26%	4.84%	10.02%
Monon Tow nship	187.0	179.6	-100.0%	3,650,759	2,311,021	-100.0%	1.9525	1.2865	25.18%	42.63%	7.26%	6.11%	9.57%
Monon Tow n	30.0	24.7	-100.0%	862,512	606,998	-100.0%	2.8717	2.4550	22.99%	50.14%	7.26%	2.39%	3.35%
Prairie Tow nship	132.3	123.5	-100.0%	2,553,038	1,671,313	-100.0%	1.9296	1.3537	25.56%	41.69%	7.26%	2.28%	3.39%
Brookston Tow n	50.3	37.1	-100.0%	1,144,392	687,372	-100.0%	2.2745	1.8534	24.45%	45.44%	7.26%	1.17%	1.84%
Princeton Tow nship	78.7	78.6	-100.0%	1,797,322	1,027,200	-100.0%	2.2827	1.3063	27.94%	42.98%	7.26%	5.95%	11.14%
Wolcott Tow n	29.1	24.3	-100.0%	895,743	560,294	-100.0%	3.0751	2.3056	25.01%	47.84%	7.26%	5.74%	8.41%
Round Grove Tow nship	50.4	49.2	-100.0%	1,126,091	616,748	-100.0%	2.2335	1.2544	27.94%	41.85%	7.26%	18.04%	37.21%
Union Tow nship	394.0	370.3	-100.0%	7,149,897	4,420,046	-100.0%	1.8147	1.1937	26.87%	44.00%	7.26%	0.75%	1.16%
Monticello City	265.6	229.2	-100.0%	7,185,582	5,067,324	-100.0%	2.7058	2.2104	23.87%	50.82%	7.26%	5.70%	8.27%
West Point Tow nship-Frontier School	16.4	17.4	-100.0%	302,691	216,535	-100.0%	1.8456	1.2448	26.34%	41.77%	7.26%	1.97%	3.43%
West Point Tow nship-Tri County	50.3	50.6	-100.0%	1,106,745	618,070	-100.0%	2.1993	1.2205	28.43%	42.39%	7.26%	57.61%	92.74%
County Totals/Averages	**1,736.0**	**1,615.7**	**-6.9%**	**36,133,843**	**23,002,031**	**-36.3%**	**2.0839**	**1.4253**	**25.86%**	**45.53%**	**7.26%**	**3.82%**	**5.78%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.

The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.

State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.

The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.

The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

White County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
White County	6,484,775	126	0	0	0	126
Big Creek Township	27,760	0	0	0	0	0
Cass Township	17,328	0	0	0	0	0
Honey Creek Township	57,695	0	0	0	0	0
Jackson Township	20,590	0	0	0	0	0
Liberty Township	0	0	0	0	0	0
Lincoln Township	25,602	0	0	0	0	0
Monon Township	133,825	4	0	0	0	4
Prairie Township	43,989	1	0	0	0	1
Princeton Township	43,146	0	0	0	0	0
Round Grove Township	27,114	0	0	0	0	0
Union Township	239,342	0	0	0	0	0
West Point Township	14,075	0	0	0	0	0
Monticello Civil City	2,430,345	0	0	0	0	0
Brookston Civil Town	198,360	67	0	0	0	67
Burnettsville Civil Town	14,267	0	0	0	0	0
Chalmers Civil Town	68,329	0	0	0	0	0
Monon Civil Town	307,719	230	0	0	0	230
Reynolds Civil Town	66,088	0	0	0	0	0
Wolcott Civil Town	253,194	0	0	0	0	0
Pioneer Regional School Corporation	232,650	0	0	0	0	0
North White School Corporation	3,006,831	135	0	0	0	135
Frontier School Corporation	1,941,348	106	0	0	0	106
Tri County School Corporation	1,638,701	0	0	0	0	0
Twin Lakes Community School Corporation	5,219,956	0	0	0	0	0
Brookston Public Library	156,264	12	0	0	0	12
Monon Public Library	221,692	20	0	0	0	20
Monticello Public Library	305,640	0	0	0	0	0
Wolcott Public Library	61,160	0	0	0	0	0
Northwest Indiana Solid Waste Management	0	0	0	0	0	0
Monticello Redevelopment Commission	41,373	0	0	0	0	0
Total - All Taxing Units	**23,299,158**	**701**	**0**	**0**	**0**	**701**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.
Circuit Breaker Credits:
Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.
All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.

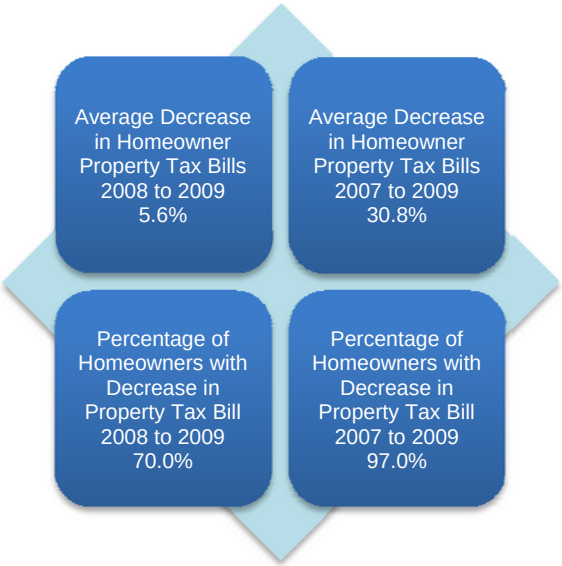
2009 WHITLEY COUNTY PROPERTY TAX REPORT

WITH COMPARISONS TO 2007 AND 2008

Legislative Services Agency November 2009

In March 2008, the Indiana General Assembly enacted the most substantial property tax reforms in 35 years. Many of these reforms took effect for the first time in 2009. Property taxes for the school general fund, county welfare funds, and several smaller funds were eliminated and their costs taken over by the state. State property tax replacement credits and most state homestead credits were eliminated, with the money used to fund added state school and welfare costs. Homeowners received a new 35% deduction from their homestead assessments. Property tax caps limited tax bills to a fixed percentage of property assessments. These caps were 1.5% for homesteads, 2.5% for other housing and farmland, and 3.5% for all other property. Taxpayers with tax bills higher than these caps received added tax credits. Local governments did not collect the property tax amounts above the caps.

Details of Changes to Homeowner Property Tax Bills
Whitley County



	Change from 2008 to 2009		Change from 2007 to 2009	
Change in Tax Bill	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
20% or More	527	5.8%	94	1.0%
10% to 19%	445	4.9%	37	0.4%
1% to 9%	1,757	19.2%	134	1.5%
0%	15	0.2%	10	0.1%
-1% to -9%	1,988	21.7%	170	1.9%
-10% to -19%	2,620	28.6%	549	6.0%
-20% to -29%	971	10.6%	2,520	27.5%
-30% to -39%	373	4.1%	3,280	35.8%
-40% to -49%	107	1.2%	1,506	16.4%
-50% to -59%	95	1.0%	410	4.5%
-60% to -69%	76	0.8%	146	1.6%
-70% to -79%	66	0.7%	110	1.2%
-80% to -89%	43	0.5%	93	1.0%
-90% to -99%	27	0.3%	51	0.6%
-100%	47	0.5%	47	0.5%
Total	9,157	100.0%	9,157	100.0%
Higher Tax Bill	2,729	29.8%	265	2.9%
No Change	15	0.2%	10	0.1%
Lower Tax Bill	6,413	70.0%	8,882	97.0%
Average Change in Tax Bill	-5.6%		-30.8%	

Note: Percentages may not total due to rounding.

Policy Changes with Offsetting Effects on Tax Bills. The interaction of multiple policy changes, plus local changes in levies and assessments, determine how tax bills change in each county. Eliminating the school general fund and county welfare levies reduced levies by 30.6% statewide. The new 35% supplemental homestead deduction reduced tax bills for homeowners, but also reduced taxable assessed value in each jurisdiction. Taxable assessed value fell 14.3% in Indiana as a whole. As a result of the lower assessed value, tax rates were not reduced by the full amount of the levy reductions. The elimination of the property tax replacement and homestead credits partially offset the drop in tax rates. The average property tax replacement credit statewide was 20.1% in 2008. Total state homestead credits averaged 39.5% statewide in 2008, and this rate fell to 7.2% in 2009. The circuit breaker tax caps reduced tax bills in places with high tax rates. Counties that adopted new local option income taxes delivered additional property tax relief. (Statewide averages are now based on 85 counties reporting.)

Factors Affecting Homeowner Tax Bills	Whitley County	State Average
Net Assessed Value, 2008 to 2009 (% change)	-17.5%	-14.3%
Gross Tax Levy, 2008 to 2009 (% change)	-40.5%	-30.6%
State PTRC Percentage, 2008	24.6%	20.1%
Total State Homestead Credit, 2008	42.0%	39.5%
Total State Homestead Credit, 2009	7.5%	7.2%
Did County Adopt a LOIT in 2008 or 2009?	No	

Note: State Average based on data for 85 counties available November 2009

Effects on County Tax Bills. Statewide, average homeowner tax bills fell by about 1% from 2008 to 2009. Homeowner tax bills in Whitley County decreased by 5.6%. Whitley County local units decreased their tax levies in 2009, and school general fund and county welfare levies were a larger-than-average share of Whitley County's levy in 2008. These changes resulted in a larger-than-average reduction in tax rates. But Whitley County taxpayers saw higher-than-average property tax replacement credit and state homestead credit rates in 2008. The loss of this tax relief offset some of the effect of lower tax rates. Whitley County did not adopt a local option income tax for property tax relief, and few Whitley County homeowners were eligible for the circuit breaker tax cap credits.

2009 Property Tax Changes:

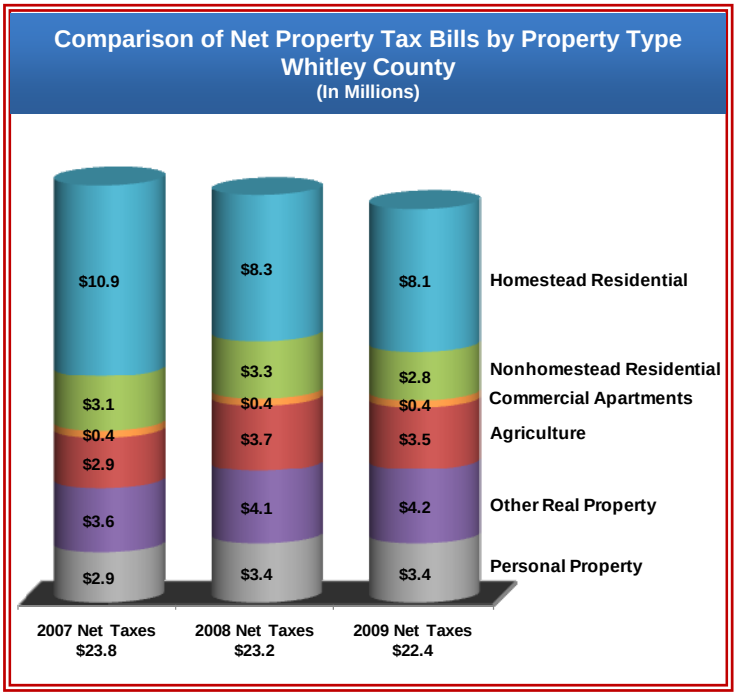
The state took over funding of school general funds, county welfare funds, and several smaller funds – Units where these funds were a large portion of the overall property tax received the greatest benefit.

State Property Tax Replacement Credits were eliminated, and State Homestead Credits were much reduced – Credits didn't apply to debt service levies, so they were lower in units with more debt service; such units lost less from the elimination of the credits, and so received relatively more net benefit from the new tax relief programs.

Counties could adopt new LOIT for property tax relief in 2008 and 2009 - Homeowners in 41 counties that adopted a LOIT saw larger property tax cuts or smaller tax increases; other taxpayers benefitted if counties distributed tax credits to nonhomestead property.

Circuit Breaker Tax Caps were enacted at 1.5% of gross assessed value for homes, 2.5% for rental housing and farmland, and 3.5% for other property- Rental housing and commercial/industrial property received the most tax cap credits; cities and towns and jurisdictions that overlap them lost the most revenue to the caps.

Homeowner taxes were substantially lower in 2009 compared to 2007 in Whitley County, as they were in almost all Indiana counties.

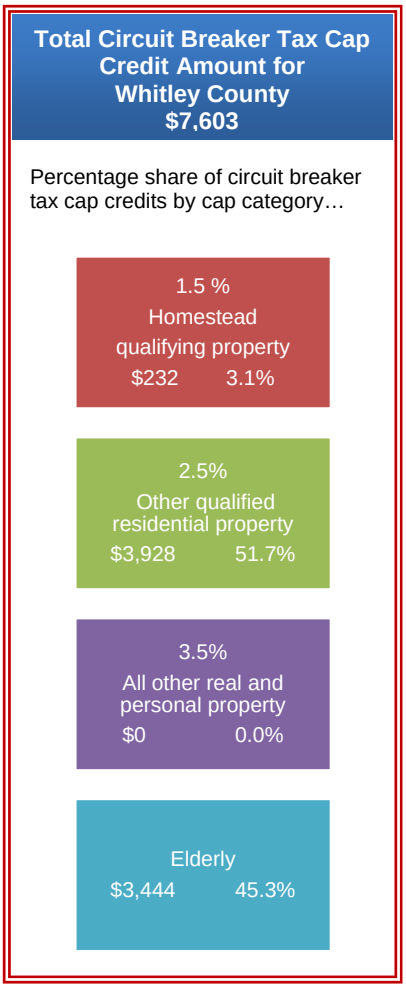


In Whitley County from 2008 to 2009, nonhomestead residential properties (small rentals and second homes) saw a 15.2% decline in average property tax bills. Average tax bills on commercial apartments were not significantly changed. Agricultural business real property (which includes farmland and farm buildings, but not homesteads) saw a 5.4% average tax decrease. Other commercial, industrial, and utility real property average tax bills increased 2.4%. Personal property, which is largely business equipment, saw almost no change in average tax bills.

Circuit Breaker Tax Caps. Property tax caps limit taxpayers' tax bills to a fixed percentage of their property's assessed value before deductions. Tax bills that exceed the caps are reduced by a tax credit. The cap rates were 1.5% for homesteads, 2.5% for other residential property and farmland, and 3.5% for other property. In 2010 and after, the cap rates will be 1%, 2%, and 3%, respectively.

Local Revenue Losses. Local governments do not collect the amount of these tax cap credits, and the revenue is not replaced. More taxpayers are likely to be eligible for circuit breaker tax cap credits in jurisdictions with higher tax rates. Tax districts in cities and towns tend to have higher tax rates because the municipal tax rate is added to tax bills. Cities and towns and jurisdictions that share taxpayers with cities and towns tend to lose the most revenue to tax cap credits.

Tax Bill Reductions. Generally, as a result of tax relief from homestead deductions most homeowners did not have tax bills high enough to qualify for tax cap credits. Rental housing has a lower tax cap than other businesses, and much of it is located in cities and towns, so many rental housing owners receive credits. Most farmland is outside cities and towns in jurisdictions with low tax rates. Few farmland owners receive credits. Commercial and industrial property tends to receive credits where tax rates are relatively high.



Whitley County Levy Comparison by Taxing Unit

Unit	2007 Levy	2008 Levy	2009 Levy	2007-2008 Levy Change	2008-2009 Levy Change	2008 - 2009 Comparable Levy Change
County Total	***$32,630,846***	***$35,547,274***	***$21,153,126***	***8.9%***	***-40.5%***	***-8.6%***
State Unit	35,679	37,252	0	4.4%	-100.0%	
Whitley County	5,038,104	5,603,329	5,294,931	11.2%	-5.5%	8.1%
Cleveland Township	170,266	173,921	178,607	2.1%	2.7%	2.7%
Columbia Township	138,642	144,018	147,048	3.9%	2.1%	2.1%
Etna Troy Township	40,755	41,833	43,727	2.6%	4.5%	4.5%
Jefferson Township	88,408	90,491	88,937	2.4%	-1.7%	-1.7%
Richland Township	51,684	65,848	67,032	27.4%	1.8%	1.8%
Smith Township	100,311	104,535	102,808	4.2%	-1.7%	-1.7%
Thorncreek Township	131,188	242,251	192,440	84.7%	-20.6%	-20.6%
Union Township	74,567	70,116	69,136	-6.0%	-1.4%	-1.4%
Washington Township	83,603	71,619	80,175	-14.3%	11.9%	11.9%
Columbia City Civil City	2,067,652	2,114,647	2,040,780	2.3%	-3.5%	0.0%
Churubusco Civil Town	300,561	309,337	330,939	2.9%	7.0%	7.0%
Larwill Civil Town	21,365	22,725	22,924	6.4%	0.9%	0.9%
South Whitley Civil Town	253,173	263,985	277,311	4.3%	5.0%	5.0%
Whitko Community School Corporation	3,778,948	3,792,748	2,012,849	0.4%	-46.9%	-13.1%
Smith-Green Community School Corporation	2,621,623	2,749,166	1,326,596	4.9%	-51.7%	-8.4%
Whitley County Consolidated School Corp.	16,572,011	18,569,437	7,904,071	12.1%	-57.4%	-19.0%
Churubusco Public Library	60,085	46,057	47,183	-23.3%	2.4%	2.4%
Peabody Library	681,380	719,441	597,707	5.6%	-16.9%	-16.9%
South Whitley Public Library	320,841	314,518	327,925	-2.0%	4.3%	4.3%
Whitley County Solid Waste Management Dist.	0	0	0	0.0%	0.0%	0.0%
Whitley County Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%
Columbia City Redevelopment Commission	0	0	0	0.0%	0.0%	0.0%

Note: *2008 – 2009 Comparable Levy Change* reflects the percentage change in the remaining levies after levy reductions for state assumption of pre-1977 police and fire pension fund payments and elimination of these funds: state fair, state forestry, school general, preschool special education, family and children, children's psychiatric residential treatment, medical assistance to wards, children with special health care needs, and hospital care for the indigent.

Whitley County Assessed Values, Levies, Tax Rates, and Credit Rates by Taxing District

Taxing District	Net Assessed Value (In Millions $)			Gross Levy ($)			Tax Rate (%)		State PTRC Rate-Real	State Homestead, Total		Total Local Income Tax Credits, Homesteads	
	2008	2009	% Change	2008	2009	% Change	2008	2009	2008	2008	2009	2008	2009
Cleveland Township	94.9	83.1	-12.4%	2,194,861	1,507,817	-31.3%	2.3136	1.8142	22.72%	39.86%	7.49%	1.75%	2.74%
South Whitley Town	47.6	37.4	-21.4%	1,364,641	955,913	-30.0%	2.8685	2.5558	22.03%	44.83%	7.49%	1.75%	2.74%
Columbia Township	101.1	82.3	-18.6%	2,238,251	1,216,334	-45.7%	2.2142	1.4786	25.34%	41.21%	7.49%	1.75%	2.74%
Columbia City	288.2	240.0	-16.7%	8,296,153	5,405,610	-34.8%	2.8786	2.2524	22.69%	43.66%	7.49%	1.75%	2.74%
Etna Troy Township	97.0	83.2	-14.3%	2,007,657	1,099,127	-45.3%	2.0693	1.3218	26.40%	41.12%	7.49%	1.75%	2.74%
Jefferson Township	145.7	118.9	-18.4%	3,043,033	1,597,867	-47.5%	2.0883	1.3434	26.17%	40.92%	7.49%	1.75%	2.74%
Richland Township	77.2	62.7	-18.8%	1,755,791	1,108,834	-36.8%	2.2745	1.7698	22.83%	39.53%	7.49%	1.75%	2.74%
Larwill Town	5.5	4.2	-22.7%	136,473	87,721	-35.7%	2.4965	2.0772	23.10%	43.46%	7.49%	1.75%	2.74%
Smith Township	166.2	135.5	-18.5%	2,907,462	1,741,268	-40.1%	1.7498	1.2854	27.68%	43.80%	7.49%	1.75%	2.74%
Churubusco Town	44.1	35.4	-19.7%	1,065,409	770,873	-27.6%	2.4147	2.1756	25.61%	50.85%	7.49%	1.75%	2.74%
Thorncreek Township	252.0	192.7	-23.5%	5,628,123	2,862,205	-49.1%	2.2334	1.4855	24.95%	40.51%	7.49%	1.75%	2.74%
Union Township	155.9	136.8	-12.2%	3,229,226	1,801,470	-44.2%	2.0710	1.3166	26.21%	40.65%	7.49%	1.75%	2.74%
Washington Township	71.3	63.6	-10.8%	1,515,562	886,917	-41.5%	2.1267	1.3948	25.94%	41.10%	7.49%	1.75%	2.74%
Columbia City/Union Township	6.2	5.6	-10.3%	177,512	124,133	-30.1%	2.8654	2.2343	22.73%	43.60%	7.49%	1.75%	2.74%
County Totals/Averages	**1,552.8**	**1,281.3**	**-17.5%**	**35,560,153**	**21,166,090**	**-40.5%**	**2.2902**	**1.6499**	**24.63%**	**42.04%**	**7.49%**	**1.75%**	**2.74%**

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 *Net Assessed Value* is the total taxable assessed value of all property types, after deductions. It declined in 2009 because of the introduction of the new 35% supplemental deduction for homesteads.
The *Gross Levy* is the amount of property tax to be collected, before credits. It declined in 2009 because of the elimination of the levies for school general funds, county welfare funds, and several smaller funds.
The *Tax Rate* is the gross levy divided by net assessed value, in dollars per $100 assessed value. Rates fell because the drop in the levies due to levy elimination was greater than the reduction in assessed value due to the new deduction.
State PTRC Rate - Real is the state property tax replacement credit for real property in 2008. This credit was eliminated in 2009.
The *State Homestead, Total* is the sum of the regular state homestead credit rate, which was eliminated in 2009, and the HEA1001-2008 special rate, which was reduced in 2009.
The *Total Local Income Tax Credits - Homesteads* is the sum of the COIT and CEDIT homestead credit rates and the LOIT credit rates for homesteads, residential property, and all property. These are credits funded by local income taxes, including the COIT, the CEDIT, and the CAGIT for property tax relief.

Whitley County 2009 Circuit Breaker Cap Credits

Taxing Unit	Total Levy	Circuit Breaker Credits by Property Type				
		(1.5%) Homesteads	(2.5%) Other Residential/ Farmland	(3.5%) All Other Real/Personal	Elderly	Total
Whitley County	5,294,931	25	635	0	719	1,378
Cleveland Township	178,607	0	228	0	39	266
Columbia Township	147,048	2	0	0	4	6
Etna Troy Township	43,727	0	0	0	0	0
Jefferson Township	88,937	0	0	0	0	0
Richland Township	67,032	0	0	0	0	0
Smith Township	102,808	0	0	0	46	46
Thorncreek Township	192,440	0	0	0	0	0
Union Township	69,136	0	0	0	0	0
Washington Township	80,175	0	0	0	22	22
Columbia City Civil City	2,040,780	51	0	0	103	155
Churubusco Civil Town	330,939	0	0	0	769	769
Larwill Civil Town	22,924	0	0	0	0	0
South Whitley Civil Town	277,311	0	1,140	0	194	1,334
Whitko Community School Corporation	2,012,849	0	1,651	0	281	1,932
Columbia Township School Corporation	0	0	0	0	0	0
Etna-Troy Township School Corporation	0	0	0	0	0	0
Jefferson Township School Corporation	0	0	0	0	0	0
Smith-Green Community School Corporation	1,326,596	0	0	0	907	907
Thorn Creek Township School Corporation	0	0	0	0	0	0
Union Township School Corporation	0	0	0	0	0	0
Washington Township School Corporation	0	0	0	0	0	0
Whitley County Consolidated School Corporation	7,904,071	52	0	0	264	317
Churubusco Public Library	47,183	0	0	0	32	32
Peabody Library	597,707	7	0	0	15	23
South Whitley Public Library	327,925	0	275	0	47	322
Whitley County Solid Waste Management District	0	0	0	0	0	0
Whitley County Redevelopment Commission	0	0	0	0	0	0
Columbia City Redevelopment Commission	0	0	0	0	0	0
TIF Districts	1,868,352	94	0	0	0	94
Total - All Taxing Units & TIF	**23,021,478**	**232**	**3,928**	**0**	**3,444**	**7,603**

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.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. It is included to allow comparison to the circuit breaker revenue losses.

Circuit Breaker Credits:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1.5% 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, long-term care facilities, and farmland, in the 2.5% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3.5% 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.

Numbers may not total due to rounding.